



DEVELOPMENT REVIEW

Property address or Location 1412 S. US Hwy 1 Fort Pierce
 Parcel ID #(s) 2415-601-0449-000-4 and 2415-601-0448-000-7
 Project description Vacant Lots just North of Ohio Ave on US1

First Citizens Premises. Co. Inc

Jason Gunther, Thomas Engineering Group, LLC

Property Owner(s)
P.O. Box 9540
 Street Address
Portland, ME 04112-9540
 City State Zip
 Phone Number
 Email Address

Applicant/Representative, Title, Company
125 W Indiantown Rd Suite 206
 Street Address
Jupiter FL 33458
 City State Zip
561-203-7503
 Phone Number
jgunther@thomaseg.com
 Email Address

Property Owner(s) Acknowledgements: - This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application. The property owner's signature below shall also authorize the Applicant (if other than the property owner) and/or Representative to act in his/her behalf for the purposes of seeking approval for the application described herein. The undersigned consents to inspection and photographing of the subject property by the Planning staff for purposes of consideration of this Application and/or presentation to the Planning Board and City Commission.

Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY Palm Beach
 The foregoing instrument was acknowledged before me this 30 day of Nov., 2016, by
Jason Gunther who is personally known to me or has produced
 _____ as identification.



Signature of Notary

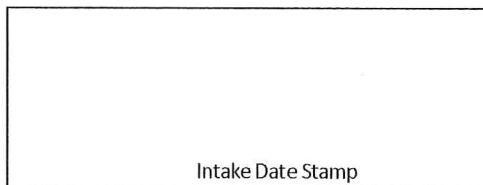
(seal)

INTAKE MEETINGS ARE REQUIRED FOR ALL SUBMITTALS. CALL (772) 467-3729

TO BE COMPLETED BY STAFF

Zoning	Future Land Use	Total Acres	Historic District	Historic Designation	
				Contributing	Individual
				Non-Contributing	None

Pre-Application Meeting Date _____ Fees _____ Control # _____ B. Permit # _____
 Intake Planner _____
 Planner Assigned _____
 Approved By _____ Date _____
 Comments _____





DEVELOPMENT REVIEW

Property address or Location 1412 S. US Hwy 1 Fort Pierce
 Parcel ID #(s) 2415-601-0450-000-4 and 2415-601-0454-010-5
 Project description Vacant Lots just North of Ohio Ave on US1

Sand S Land Company, LLC

Property Owner(s)
315 Ave A
 Street Address
Fort Pierce, FL 34948
 City State Zip
 Phone Number
 Email Address

Jason Gunther, Thomas Engineering Group, LLC

Applicant/Representative, Title, Company
125 W Inidiantown Rd Suite 206
 Street Address
Jupiter FL 33458
 City State Zip
561-203-7503
 Phone Number
jgunther@thomaseg.com
 Email Address

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(Handwritten signature)
 Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY
 The foregoing instrument was acknowledged before me this 30th day of Nov., 2016, by
 _____ who is personally known to me or has produced
 _____ as identification.



(Handwritten signature)
 Signature of Notary

(seal)

INTAKE MEETINGS ARE REQUIRED FOR ALL SUBMITTALS. CALL (772) 467-3729

TO BE COMPLETED BY STAFF

Zoning	Future Land Use	Total Acres	Historic District	Historic Designation	
				Contributing	Individual
				Non-Contributing	None

Pre-Application Meeting Date _____ Fees _____ Control # _____ B. Permit # _____
 Intake Planner _____
 Planner Assigned _____
 Approved By _____ Date _____
 Comments _____

Intake Date Stamp



DEVELOPMENT REVIEW

General Information

- Incomplete application packets cannot be accepted.
- Site Plan approval is valid for one (1) year following City Commission approval. In order to maintain site plan approval, vertical improvements, permitted by the Building Department must commence prior to the 12-month expiration date, and building permits must be maintained until site plan is completed, per plans, or approval shall lapse.

Choose Application Type:

Application Type			
<input checked="" type="checkbox"/> Site Plan	<input type="checkbox"/> Conditional Use with New Const.	<input type="checkbox"/> Major Amendment	
<input type="checkbox"/> Conceptual Development Plan		<input type="checkbox"/> Minor Amendment	

Site Information:

Non-Residential: Proposed Sq. Ft.: 19,054 Residential: Proposed Units: _____

Surrounding Uses: (i.e. single family home, retail, industrial, etc.)

North	South	East	West
Retail	Retail/Office	Golf	Retail

Application Outlook



Site Plan submittal requirements:

Submit one (1) original & thirteen (13) hard copies and one (1) CD of the following. Additional copies will be required of subsequent submittals.

- Complete notarized application
- Warranty Deed
- SLC Property Record Card
- Statements of ownership & control of proposed development. Statement describing in detail: character & intended use.
- General location map (see Section 22-58.d.2)
- Survey (see Section 22-58.d.3)
- Site Plan (see Section 22-58.d.4)
- Landscaping Plan (see Section 22-187)
- Storm Drainage Plan (see Section 22-58.d.6)
- Environmental Impact Report
- Beach/Dune System protection plan, if applicable (see Section 22-58.d.7)
- Lighting Plan (see Section 22-58.d.8)
- Design Review submittals (see Design Review application)
- Traffic Impact Report
- Concurrency Review submittals (see Concurrency Review application)

PERMITTING AUTHORIZATION

TO THE CITY OF FORT PIERCE, ST. LUCIE COUNTY, STATE FLORIDA AND/OR OTHER GOVERNMENTAL AGENCIES AND SUBDIVISIONS AND DEPARTMENTS OF SAME AND PUBLIC UTILITIES.

For the properties identified as: (1) 1412 S. US Highway 1 PCN 2415-601-0449-000-4 and (2) 1413 S. 3rd Street PCN 2415-601-0448-000-7, Fort Pierce, Florida, which are more particularly described upon Exhibit "A" attached hereto and made a part hereof ("**Property**"), I, Jason Laveglia, the Senior Vice President of **First Citizens Premises Co Inc**, a Florida Corporation ("**Owner**"), hereby authorize **JASON GUNTHER, P.E. Thomas Engineering Group, c/o 125 W Indiantown Road, Suite 206, Jupiter, FL 33458**, to submit development review and other permit applications and plans and specifications in order to obtain governmental and quasi-governmental permits and approvals pertinent to the development of the Property. The foregoing authorization shall permit the authorized individual and company to submit applications and related materials related to the permits and approvals required for the referenced development of the Property and to obtain such permits and approvals (including without limitation, development review and site plan approval, but not including a building permit), but the authorized individual shall not be authorized to obtain any permit, approval or other similar matter or to enter into any agreement on behalf of Owner which is either binding on the Property or which changes the uses permitted for the Property as of the date of this instrument.

Date: ~~October~~ November 11, 2016

OWNER:

First Citizens Premises Co Inc
By: [Signature]
Name: Jason Laveglia
Title: Senior Vice President

STATE OF New Jersey
COUNTY OF Burlington

The foregoing instrument was acknowledged before me this 17th day of ~~October~~ November, 2016, by Jason Laveglia as Senior Vice President of **First Citizens Premises Co Inc** a Florida Corporation. He or she is personally known to me or has produced [Signature] as identification.

[Signature]
Notary Public [Signature]
Print Name:
My Commission Expires:

WENDY R. BYRNE
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires 4/7/2020

EXHIBIT A

Property

Parcel 1

**Site Address:
1412 S US HWY 1**

Parcel ID: 2415-601-0449-000-4

Legal Description:

PINEWOOD S/D BLK 30 LOTS 1, 2, 3 AND 4-LESS E 100 FT- AND ALL LOTS 27,27A, 28,28A, 29,29A AND 30 AND THAT PART OF ALLEY LYG BTWN SD LOTS-LESS S 30 FT FOR ADDN RD R/W- (0.89 AC) (OR 878-2765)

Parcel 2

**Site Address:
1413 S 3rd ST**

Parcel ID: 2415-601-0448-000-7

Legal Description:

PINEWOOD S/D BLK 30 E 100 FT OF LOTS 1 TO 4-LESS S 30 FT OF LOT 1 FOR ADD RD R/W AS IN OR 2863-832- (OR 2863-830)

PERMITTING AUTHORIZATION

TO THE CITY OF FORT PIERCE, ST. LUCIE COUNTY, STATE FLORIDA AND/OR OTHER GOVERNMENTAL AGENCIES AND SUBDIVISIONS AND DEPARTMENTS OF SAME AND PUBLIC UTILITIES.

For the properties identified as: (1) 1412 S. US Highway 1 PCN 2415-601-0450-000-4 and (2) 1150 S US HWY 1 PCN 2415-601-0454-010-5, Fort Pierce, Florida, which are more particularly described upon **Exhibit "A"** attached hereto and made a part hereof ("**Property**"), I, Scott Crippen, the Manager of **S And S Land Company LLC**, a Florida Limited Liability Corporation ("**Owner**"), hereby authorize **JASON GUNTHER, P.E. Thomas Engineering Group, c/o 125 W Indiantown Road, Suite 206, Jupiter, FL 33458**, to submit development review and other permit applications and plans and specifications in order to obtain governmental and quasi-governmental permits and approvals pertinent to the development of the Property. The foregoing authorization shall permit the authorized individual and company to submit applications and related materials related to the permits and approvals required for the referenced development of the Property and to obtain such permits and approvals (including without limitation, development review and site plan approval, but not including a building permit), but the authorized individual shall not be authorized to obtain any permit, approval or other similar matter or to enter into any agreement on behalf of Owner which is either binding on the Property or which changes the uses permitted for the Property as of the date of this instrument.

Date: October 31, 2016

OWNER:

S And S Land Company LLC

By: [Signature]
Name: Scott S. Crippen
Title: Manager

STATE OF Florida
COUNTY OF Saint Lucie

The foregoing instrument was acknowledged before me this 31st day of October, 2016, by Scott Crippen as Manager of **S And S Land Company LLC, a Florida Limited Liability Corporation**. He or she is personally known to me or has produced PLDL as identification.



Jeff Simon
State of Florida
My Commission Expires 03/11/2018
Commission No. FF 100532

Notary Public Signature

Print Name: Jeff Simon

My Commission Expires: 03/11/2018



Design Review

Property address or Location 1412 S US HWY 1 For Pierce
 Parcel ID #(s) 2415-601-0450-000-4 and 2415-601-0454-010-5
 Project Description Vacant Lots just North of Ohio Ave on US 1

Sand S Land Company, LLC
 Property Owner(s)
315 Ave A
 Street Address
Fort Pierce, FL 34948
 City State Zip
 Phone Number
 Email Address

Jason Gunther, Thomas Engineering Group, LLC
 Applicant/Representative, Title, Company
125 W Indianatown Rd Suite 206
 Street Address
Jupiter FL 33458
 City State Zip
561-203-7503
 Phone Number
jgunther@thomaseg.com
 Email Address

Property Owner(s) Acknowledgements: - This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application. The property owner's signature below shall also authorize the Application (if other than the property owner) and/or Representative to act in his/her behalf for the purposes of seeking approval for the application described herein.

[Signature]
 Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY Palmetto Beach
 The foregoing instrument was acknowledged before me this 30 day of Nov, 2014, by

Jason Gunther who is personally known to me or has produced
 _____ as identification.

[Signature]
 Signature of Notary



TO BE COMPLETED BY STAFF

Zoning	Future Land Use	Total Acres	Historic Districts	Historic Designation

Pre-Application Meeting Date _____ Fees _____ Control # _____ B. Permit _____
 Intake Planner _____
 Planner Assigned _____
 Approved _____ Date _____
 Comments _____

Intake Date Stamp



Design Review

Property address or Location 1412 S US HWY 1 For Pierce
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 Project Description Vacant Lots just North of Ohio Ave on US 1

First Citizens Premises. Co. Inc.
 Property Owner(s)
P.O Box 9540
 Street Address
Portland, ME 04112-9540
 City State Zip
 Phone Number
 Email Address

Jason Gunther, Thomas Engineering Group, LLC
 Applicant/Representative, Title, Company
125 W Inidiantown Rd Suite 206
 Street Address
Jupiter FL 33458
 City State Zip
561-203-7503
 Phone Number
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[Signature]
 Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY Palm Beach
 The foregoing instrument was acknowledged before me this 30 day of Nov, 2016, by

Jason Gunther who is personally known to me or has produced
[Signature] as identification.

[Signature]
 Signature of Notary



TO BE COMPLETED BY STAFF

Zoning	Future Land Use	Total Acres	Historic Districts	Historic Designation

Pre-Application Meeting Date _____ Fees _____ Control # _____ B. Permit _____

Intake Planner _____

Planner Assigned _____ Date _____

Approved _____ Date _____

Comments _____

Intake Date Stamp

Design Review Application Checklist

(City Code of Ordinances 22-59)

Submittal for Administrative Approval

- a. A survey (1" = 30' minimum scale) of property lines, existing topography and the location of trees meeting the tree protection regulations of section 22-194, location of bordering streets and, if applicable, wetlands and beaches.
- b. A site analysis study to include a discussion of specimen trees and other natural vegetation, access, significant topography, wetlands, buffers, setbacks, views, orientation, the surrounding built environment and other site features that may influence design elements.
- c. A draft written narrative describing the design intent of the project, its goals and objectives and how it reflects the site analysis study results.
- d. Context photographs of neighboring uses and architectural styles.
- e. Photographs and/or drawings of architectural buildings or objects that serve as a precedent for the proposed building design. Models should be taken from local exemplary buildings, either existing or demolished. Documentation of such buildings is available in the city's planning department.
- f. Photographs of all existing structures located on the property. If existing structures on the property are more than fifty (50) years of age, documentation of these structures with data from the Florida Master Site File form is also required.
- g. Conceptual site plan (to scale) showing proposed location of all buildings, structures, parking areas, signs and landscaping.
- h. Landscape plan, at the same scale as the site plan. The planning director or designee may request enlarged plans of detailed planting areas. Planting schedule with sizes of proposed plantings must be included.
- i. Accurate color rendering of proposed signs showing dimensions, type of lettering, materials and actual color samples that demonstrates cohesiveness with the project design.
- j. Exterior elevations showing architectural character, external architectural features and streetscape of the proposed development, including materials, colors, shadow lines and landscaping. The street elevation shall encompass the entire proposed project and generally identify the major elements of the adjacent two (2) properties on either side of the site. If the adjacent properties are vacant or underutilized, a diagram shall be provided that identifies the mass and form that is allowable under current zoning. If the street elevation must be drawn at such a scale as to render architectural details of the building unreadable, drawings of individual buildings at a larger scale should be provided as well.
- k. Design review concurrent with conceptual development plan procedure according to subsection 22-58(e) is also available.

Submittal for Board Approval

- a. A written narrative describing how the project conforms to administrative approval and design review guidelines of this section.
- b. A final site plan meeting the requirements of section 22-58
- c. A final site lighting plan that meets the requirements of subsection 22-58(d)(8).
- d. A final landscape plan that meets the requirements of Article XII, Landscaping and Trees.
- e. Final floor plans and elevation drawings (1/8" = 1'-0" minimum scale), as detailed under administrative approval, showing exterior building materials and colors with architectural sections and details to adequately describe the project.
- f. A color board (11"x17" maximum) containing actual color samples of all exterior finishes, keyed to the elevations, and indicating the manufacturer's name and color designation.

December 1, 2016

ALDI – Fort Pierce

Statement of Intended Use

The property included in this application is currently 4 parcels of land with 2 separate property owners. There is a contract to purchase all 4 parcels to bring under single ownership contingent on City of Fort Pierce approval of the proposed development.

The proposed development is a 19,000+ square foot retail use; specifically an ALDI grocery store. This store and supporting parking facilities are proposed on the south portion of the land, the remaining land is anticipated to be developed in the future with additional commercial use but at this time an appropriate user has not been identified. For the purposes of this application the northern 1.29+/- acres of this 3.67 acre project will remain undisturbed.

The parking facility provides the required 95 parking stalls, in addition a bike rack and sidewalk connection to US1 is provided for convenient access to the site. A deceleration lane is proposed into the site from US1 with applicable R/W dedication to FDOT. Provisions are made to connect this driveway location to the undeveloped portion of the property for future cross connection.

Property Identification

Site Address: 1150 S US HWY 1
Sec/Town/Range: 15/35S/40E
Map ID: 24/15N
Zoning: C3

Parcel ID: 2415-601-0454-010-5
Account #: 24872
Use Type: 1000
Jurisdiction: Fort Pierce



Ownership

S And S Land Company LLC
16 Castle Ct
Fort Pierce, FL 34949

Legal Description

PINEWOOD S/D BLK 30 LOTS 21, 21A, 22, 22A, 23, 23A AND 24 AND THATPART OF CLOSED 20 FT ALLEY LYG BTWN SD LOTS-LESS US 1 (4) (OR 2822-2521)

Current Values

Just/Market Value: \$69,200
Assessed Value: \$69,200
Exemptions: \$0
Taxable Value: \$69,200
Taxes for this parcel: SLC Tax Collector's Office 
Download TRIM for this parcel: [Download PDF](#) 



Total Areas

Finished/Under Air (SF): 0
Gross Area (SF): 0
Land Size (acres): 0.71
Land Size (SF): 30,736

This information is believed to be correct at this time but it is subject to change and is not warranted.
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Property Identification

Site Address: 1412 S US HWY 1
 Sec/Town/Range: 15/35S/40E
 Map ID: 24/15N
 Zoning: C3

Parcel ID: 2415-601-0450-000-4
 Account #: 24868
 Use Type: 1000
 Jurisdiction: Fort Pierce

Ownership

S And S Land Co
 16 Castle Ct
 Fort Pierce, FL 34949

Legal Description

PINEWOOD S/D BLK 30 LOTS 5 THRU 10 AND ALL LOTS
 24-A, 25, 25-A, 26 AND 26-A AND THAT PART OF VAC 20
 FT ALLEY LYG BTWN SD LOTS-LESS US 1R/W- (OR 2817-
 2160, 2164)

Current Values

Just/Market Value: \$158,300
 Assessed Value: \$158,300
 Exemptions: \$0
 Taxable Value: \$158,300
 Taxes for this parcel: SLC Tax Collector's Office
 Download TRIM for this parcel: [Download PDF](#)



Total Areas

Finished/Under Air (SF):	0
Gross Area (SF):	0
Land Size (acres):	1.62
Land Size (SF):	70,354

This information is believed to be correct at this time but it is subject to change and is not warranted.
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Property Identification

Site Address: 1412 S US HWY 1
Sec/Town/Range: 15/35S/40E
Map ID: 24/15N
Zoning: C3

Parcel ID: 2415-601-0449-000-4
Account #: 24867
Use Type: 1000
Jurisdiction: Fort Pierce



Ownership

First Citizens Premises Co Inc
2211 Okeechobee Rd
Attn: Accounts Payable
Fort Pierce, FL 34950

Legal Description

PINEWOOD S/D BLK 30 LOTS 1, 2, 3 AND 4-LESS E 100 FT-
AND ALL LOTS 27,27A, 28,28A, 29,29A AND 30 AND THAT
PART OF ALLEY LYG BTWN SD LOTS-LESS S 30 FT FOR
ADDN RD R/W- (0.89 AC) (OR 878-2765)

Current Values

Just/Market Value: \$191,600
Assessed Value: \$191,600
Exemptions: \$0
Taxable Value: \$191,600
Taxes for this parcel: SLC Tax Collector's Office 
Download TRIM for this parcel: [Download PDF](#) 



Total Areas

Finished/Under Air (SF): 0
Gross Area (SF): 0
Land Size (acres): 0.89
Land Size (SF): 38,956

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Property Identification

Site Address: 1413 S 3rd ST
Sec/Town/Range: 15/35S/40E
Map ID: 24/15N
Zoning: C3

Parcel ID: 2415-601-0448-000-7
Account #: 24866
Use Type: 1000
Jurisdiction: Fort Pierce

Ownership

First Citizens Premises Co Inc
PO Box 370 Attn:Accounting
Fort Pierce, FL 34954

Legal Description

PINEWOOD S/D BLK 30 E 100 FT OF LOTS 1 TO 4-LESS S 30 FT OF LOT 1 FOR ADD RD R/W AS IN OR 2863-832- (OR 2863-830)

Current Values

Just/Market Value: \$63,700
Assessed Value: \$63,700
Exemptions: \$0
Taxable Value: \$63,700
Taxes for this parcel: SLC Tax Collector's Office
Download TRIM for this parcel: [Download PDF](#)



Total Areas

Finished/Under Air (SF): 0
Gross Area (SF): 0
Land Size (acres): 0.46
Land Size (SF): 20,220

This information is believed to be correct at this time but it is subject to change and is not warranted.
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* Doc Assump: \$ 0.00
* Doc Tax : \$ 1925.00
* Int Tax : \$ 0.00

Johanne Holman, Clerk of the Circuit Court - St. Lucie County
File Number: 1297122 OR BOOK 0878 PAGE 2765
Recorded: 01-07-94 08:33 A.M.

This Instrument Prepared By:

Roger M. Pomerance, Esq.
Roger M. Pomerance, P.A.
1900 Corporate Blvd., NW
Suite 201A, East Building
Boca Raton, Florida 33431

Property Appraisers Parcel
Identification (Folio) Number(s): 2415-601-044-000/4

Grantee TIN: _____

Warranty Deed

This Warranty Deed, made the 16th day of December 1993, by CHEVRON U.S.A. INC., a Pennsylvania corporation, having a mailing address of P.O. Box 1706, Atlanta, GA 30301 (hereinafter called the "Grantor"), to FIRST CITIZENS PREMISES COMPANY, INC., a Florida corporation, having a mailing address of P.O. Box 370, Fort Pierce, Florida 34954-0370 (hereinafter called the "Grantee").

[Wherever used herein the terms "Grantor" and "Grantee" include the parties to this instrument defined above and each of their respective successors and assigns.]

WITNESSETH: That the Grantor, for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain real property lying, situate and being in St. Lucie County, Florida and more particularly described as:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN (hereinafter called the "Property")

The Property is conveyed subject to the following:

SEE EXHIBIT "B" ATTACHED HERETO AND INCORPORATED HEREIN

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

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

AND Grantor hereby covenants with Grantee that, except as noted on Exhibit "B", at the time of delivery of this Warranty Deed, Grantor is lawfully seized of said land in fee simple, that Grantor has good right and lawful authority to sell and convey said land; that Grantor hereby fully warrants the title to said land and will defend same against the lawful claims of all persons whomsoever.

This Instrument Prepared by and Return to:
John J. Raymond, Jr., Esq.
Buizel Long
1200 North Federal Hwy., Suite 420
Boca Raton, FL 33432

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED, made the 11 day of May, A.D. 2007 by NORMAN ZLINKOFF, an unmarried widower, as to an undivided 17.315% interest, and KEVIN KLIER, an unmarried man, as to an undivided 17.315% interest, herein called the grantor, whose post office address is 4521 SW Bimini Circle North, Palm City, Florida 34990, to S & S LAND COMPANY, LLC, a Florida limited liability company, whose post office address is 16 Castle Court, Fort Pierce, Florida 34949, hereinafter called the Grantee.

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the grantors, for and in consideration of the sum of TEN AND 00/100's (\$10.00) Dollars and other good and valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situated in ST. LUCIE County, State of Florida, viz:

Lots 5, 6, 7, 8, 9, 10, 24A, 25, 25A, 26, and 26A, Block 30, Pinewood Subdivision, according to the map or plat thereof as recorded in Plat Book 5, Page(s) 24, Public Records of St. Lucie County, Florida.

Together with that portion of vacated alley contiguous to above described parcel, as described in Ordinance No. C-118 recorded in O.R. Book 1114, Page 2037, Public Records of St. Lucie County, Florida.

Property Parcel Identification (Folio) Number: 2415-601-0450-000/4.

Subject to easements, restrictions and reservations of record, which reference shall not reimpose the same, and taxes for the year 2007 and thereafter.

TOGETHER, with all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same is fee simple forever.

AND, the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrant the title to said land and will defend the same against the lawful claims of all persons

This Document Prepared By:
Luis Perez, Esq.
Rasco Raininger Perez Esquenazi & Vigil PL
283 Catalonia Avenue, 2nd Floor
Coral Gables, Florida 33134

Parcel ID Number: 2415-601-0454-010/5

Warranty Deed

This Indenture, Made this 15th day of May, 2007 A.D. Between
GEC Fl Sarasota 2, L.L.C., a Florida limited liability company
of the County of BROWARD, State of Florida, grantor, and
S&S Land Company, LLC, a Florida limited liability company
whose address is: 16 Castle Court, Fort Pierce, FL 34949

of the County of St. Lucie, State of Florida, grantee.

Witnesseth that the GRANTOR, for and in consideration of the sum of
-----TEN DOLLARS (\$10)----- DOLLARS,
and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has
granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate,
lying and being in the County of St. Lucie, State of Florida to wit:
See Exhibit "A" attached hereto and made a part hereof

Subject to 2007 real property taxes, reservations, easements and
restrictions of record, not intending to reimpose the same.

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

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

Signed, sealed and delivered in our presence:

GEC Fl Sarasota 2, L.L.C., a
Florida limited liability company

Printed Name: ENRIQUE RAYACH
Witness

By: Hector Vinas (Seal)
Hector Vinas, Manager
P.O. Address: 2760 N. Pines Blvd., DAVIE, FL 33024

Printed Name: MICHAEL STERN
Witness

STATE OF Florida
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 15th day of May, 2007 by
Hector Vinas, Manager of GEC Fl Sarasota 2, L.L.C., a Florida limited
liability company
he is personally known to me or he has produced his Florida driver's license as identification.

Printed Name: Robin Weiner
Notary Public
My Commission Expires:

NOTARY PUBLIC, STATE OF FLORIDA
Robin Weiner
Commission # DD395214
Expires: FEB. 09, 2009
Bonded Thru Atlantic Bonding Co., Inc.

Prepared By and Return to:
David N. Sowerby, Esquire
MELVILLE, SOWERBY & MCCARTY, P.L.
2490 South 25th Street
Fort Pierce, Florida 34981

PARCEL I.D. NOS. 241513300010006 & 241560104480007

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SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made this 7th day of August, 2007, between the **CITY OF FORT PIERCE, FLORIDA**, a Florida municipal corporation, whose post office address is 100 North U.S. Highway One, Fort Pierce, Florida 34950, (hereinafter "Grantor"), and **FIRST CITIZENS PREMISES COMPANY, INC.**, a Florida corporation, whose post office address is Post Office Box 370, Fort Pierce, Florida 34954, (hereinafter "Grantee").

WITNESSETH: That the Grantor, for and in consideration of the exchange of other real property, the receipt whereof is hereby acknowledged, has granted and conveyed to the said Grantee and Grantee's successors and assigns forever, the following described land, (hereinafter "Property") situate, lying and being in the County of St. Lucie, State of Florida, to wit:

Parcel 1: The East 100 feet of Lots 1, 2, 3 and 4, Less and Except the South 30 feet of Lot 1, Block 30, PINWOOD SUBDIVISION, according to the map or plat thereof as recorded in Plat Book 5, Page 24, Public Records of St. Lucie County, Florida.

Parcel 2: Section 15, Township 35 South, Range 40 East, that part of the South $\frac{1}{4}$ of the East $\frac{1}{2}$ of the Section lying West of the Westerly right of way of FEC Railroad, less Indian Hills Estates and less the East $\frac{1}{2}$ of the Southeast $\frac{1}{4}$, and that part of the North 300 feet of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ lying East of U.S. 1 - less the West 200 feet as described in O.R. Book 41, Page 21, and less an "L" shaped parcel of land that is the 300 feet long by 30 feet extension of S. 3rd Street and the 25 feet by 96.27 feet long extension of Ohio Avenue. All lying and being in St. Lucie County, Florida.

RESERVING unto Grantor the following Temporary Parking Easements:

Parcel 1 Easement: A temporary parking easement upon Parcel 1 for the use and benefit of the employees and staff of the Grantor's Municipal Golf Course. The temporary parking easement shall terminate upon the earlier of (a) one year from the date of this deed, or (b) the completion of the new golf course maintenance facility. Provided, however, if construction of the new golf course maintenance facility has commenced within one year from the date of the deed, and completion is delayed by strike, act of God, or other occurrence beyond the control of the Grantor, then the term of the temporary parking easement may be extended by written notice from the Grantor, but under no circumstances shall the temporary parking easement extend beyond two years from the date of this deed except by recording in the Public Records of an extension executed by the Grantee.

Parcel 2 Easement: A temporary parking easement upon Parcel 2 for the use and benefit of the patrons of the Grantor's Municipal Golf Course. The temporary parking easement shall terminate upon the earlier of (a) two years from the date of this deed, or (b) the completion of the new golf course club house. Provided, however, if construction of the new golf course club house has commenced within one year from the date of this deed, and completion is delayed by strike, act of God, or other occurrence beyond the control of the Grantor, then the term of the temporary parking easement may be extended by written notice from the Grantor, but under no circumstances shall the temporary parking easement extend beyond thirty months from the date of this deed except by recording in the Public Records of an extension executed by the Grantee.

SUBJECT TO the following Covenants:

The Property is currently zoned General Commercial (C-3). Development of the Property shall be in accordance with the zoning provisions of the Code of Ordinances for the City of Fort Pierce, as they apply to General Commercial (C-3) real property, (or such future designation as may supercede the C-3 designation in the Code of Ordinances), and parking ancillary to the use of adjacent property (including property located opposite the right-of-way for Ohio Avenue). However, development and use of the Property for the following purposes, as such terms are defined or commonly