



Subdivision

Property address or Location NEC Ohio Avenue and US1

Parcel ID #(s) 2415-601-0450-000-4, 2415-601-0454-010-5, 2415-601-0449-000-4 and 2415-601-0448-000-7

Project description PLAT

S and S Land Company, First Citizens Premises, LGFTP LLC/ Jason Gunther, Manager Thomas Engineering Group LLC

Property Owner(s)
7307 NW 122nd Ave

Street Address
Parkland FL 33076

City State Zip
954-755-5817

Phone Number
rich@lginvest.net

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.

Rich Leonard

Property Owner(s) Signature(s)

STATE OF FLORIDA Palm Beach COUNTY

The foregoing instrument was acknowledged before me this 20th day of April, 2019, by

Rich Leonard who is personally known to me or has produced _____ as identification.

Christina N Marsh
Signature of Notary



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

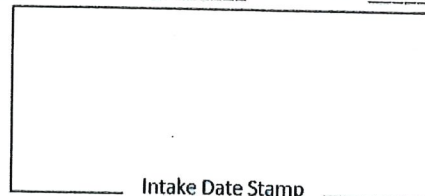
Pre-Application Meeting Date _____

Intake Planner _____ Fees _____ Control # _____ B. Permit # _____

Planner Assigned _____

Approved By _____ Date _____

Comments _____



Intake Date Stamp

SUBDIVISION: PRELIMINARY PLAT

Please submit one (1) original and thirteen (13) hard copies and one (1) CD of the following:

- Preliminary Plat prepared by a surveyor registered in the State of Florida meeting the requirements of Sections 18-5, & 18-10 (a) (1-3) & (c)
- A copy of the deed
- Concurrency application, complete
- Complete, notarized application

SUBDIVISION: INFRASTRUCTURE PLAN REVIEW

Please submit one (1) original and four (4) hard copies and one (1) CD of the following, stamped by a state of Florida registered engineer meeting the requirements of 18-10 (a) (4) :

- Street construction plans
- Water & Sewer system construction plans
- Stormwater Retention plans
- Electric Infrastructure plans
- Gas Infrastructure plans
- Complete, notarized application

SUBDIVISION: FINAL PLAT

Please submit one (1) original and thirteen (13) hard copies and one (1) CD of the following:

- A copy of the deed
- Final Plat stamped by a state of Florida registered surveyor meeting the requirements of 18-5, & 18-10 (b & c):
- Complete, notarized application

SUBDIVISION: MINOR REPLAT

Please submit one (1) original and thirteen (13) hard copies and one (1) CD of the following:

- A copy of the deed
- As-built survey of original parcel stamped by a registered surveyor in the State of Florida
- Scaled drawing, stamped by a registered surveyor in the State of Florida, of surveyed parcel indicating
 - o proposed lots, including acreage, square footage, & dimensions.
 - o any & all easements, rights-of-way, or similar instruments found on or adjacent to the subject property
- Complete, notarized 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 11th 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 _____ 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, _____, the _____ 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: _____
Name: Scott S. Crupper
Title: Manager

STATE OF Florida
COUNTY OF Saint Lucie

The foregoing instrument was acknowledged before me this 31st day of October, 2016, by Scott Crupper 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 RDL 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

* Doc Assump: \$ 0.00
* Doc Tax: \$ 1925.00
* Int Tax: \$ 0.00

Joanne 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 - 0449 - 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.

Warranty Deed
-continued-

OR BOOK 0878 PAGE 2766

In Witness Whereof, Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

CHEVRON U.S.A. INC.
a Pennsylvania corporation

P. E. Primus
[Signature of Witness]

P. E. PRIMUS

[Printed Name of Witness]

J.A. Alexander
[Signature of Witness]

J.A. ALEXANDER

[Printed Name of Witness]

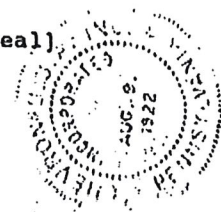
By: J.D. Suryan

PRINT NAME: J. D. SURYAN

its: ASSISTANT SECRETARY

[PRINT TITLE ABOVE]

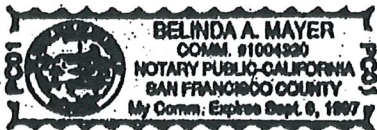
[Corporate Seal]



STATE OF CALIFORNIA
COUNTY OF SAN FRANCISCO

I HEREBY CERTIFY that, on this day before me, an officer duly qualified to take acknowledgements, personally appeared J.D. Suryan, as Assistant Secretary of CHEVRON U.S.A. INC., a Pennsylvania corporation, who is personally known to me or who has produced as identification, and who executed the foregoing instrument and acknowledged before me that he executed the same for the purposes set forth therein.

WITNESS my hand and seal in the County and State last aforesaid this 16th day of December, 1993.



Belinda A. Mayer
Print Name: BELINDA A. MAYER
Notary Public
Commission No.: 1004320

My Commission expires: Sept. 6, 1997

EXHIBIT "A"

The following described land, situats, lying and being in St. Lucie County, Florida, to-wit:

Lots 1, 2, 3 and 4, EXCEPT the East 100 feet thereof of each, and all of Lots 27, 27A, 28, 28A, 29, 29A, 30 and 30A, Block 30, of Pinewood Subdivision, according to a plat thereof on file in Plat Book 5, Page 24, of the Public Records of St. Lucie County, Florida, together with all that portion of the alley appurtenant to said lots, which alley has been vacated and closed by the City of Fort Pierce.

Exhibit "B"

1. Taxes for the year 1994 and all subsequent years, which are not yet due and payable.
2. All easements, reservations, exceptions and restrictions of recorded, provided that the reference to said matters herein shall not reimpose same.
3. Zoning and building regulations applicable to the Property.
4. Any state of facts that might be shown by an accurate survey of the Property.
5. Any and all roads or ways over and across the Property.
6. The land described in Exhibit A may not be used for residential, educational or hospital purposes.
7. That certain easement and agreement of even date herewith by and between GRANTOR and GRANTEE and recorded contemporaneously herewith relating to, among other things, environmental assessment and remedial work to be performed by GRANTOR on the Property.
8. Utility poles and overhead power and utility lines, sign at north east corner of Property, and fence running along south boundary line of Property.

State of Florida



Department of State

BOOK 0878 PAGE 2769

I certify from the records of this office that CHEVRON U.S.A., INC. is a corporation organized under the laws of Pennsylvania, authorized to transact business in the State of Florida, qualified on January 13, 1936.

The document number of this corporation is 804503.

I further certify that said corporation has paid all fees and penalties due this office through December 31, 1993, that its most recent annual report was filed on June 11, 1993, and its status is active.

I further certify that said corporation has not filed a Certificate of Withdrawal.

Given under my hand and the
Great Seal of the State of Florida,
at Tallahassee, the Capital, this the
Twenty-seventh day of September, 1993



CR2E022 (2-91)

Jim Smith

Jim Smith
Secretary of State

CERTIFICATE OF CORPORATE RESOLUTION

CHEVRON U.S.A. INC.

RESOLVED: That any officer of this Corporation or any division thereof be, and each of them is hereby, empowered in such capacity to execute for and on behalf of this Corporation (without the necessity of affixing the corporate seal) all papers requiring execution in the name of this Corporation, except no authority is conferred by this resolution for execution of any of the following:

- (1) Leases or deeds to others covering oil, gas or other hydrocarbon or non-hydrocarbon minerals underlying fee lands of this Corporation where either book value or sale price exceeds Twenty-Five Million Dollars (\$25,000,000.00) or the acreage exceeds 6,400 acres;
- (2) Deeds or conveyances to others covering fee lands of this Corporation, other than rights of way and similar easements, where either book value or sale price exceeds Twenty-Five Million Dollars (\$25,000,000.00);
- (3) Documents, instruments or promissory notes in support of any borrowings; provided, however, that promissory notes and other documents given as consideration for the acquisition of real or personal property shall not be deemed to constitute a borrowing;
- (4) Documents or agreements establishing bank accounts in the name of this Corporation, or withdrawing of funds or closing of any bank accounts of this Corporation, and be it further

RESOLVED: That each party empowered by this resolution is authorized to affix the seal of this Corporation to such papers as require a seal and to acknowledge and deliver any such papers as fully as if special authority were granted in each particular instance; and be it further

RESOLVED: That any officer of this Corporation or of any division thereof, be and each of them is hereby empowered on behalf of this Corporation to appoint any person or persons whom they or any one of them may deem proper as Agents or Attorneys-in-Fact of this Corporation usually for a term of one (1) year but in no instance to exceed a term of five (5) years with such powers said persons or any of them may lawfully do by virtue of the authority herein granted to them; and be it further

RESOLVED: That the resolutions of similar import adopted by this Board of Directors on July 31, 1991, hereby are rescinded.

I, **HARRY P. DAVIS, JR.**, Assistant Secretary of **CHEVRON U.S.A. INC.**, a Pennsylvania corporation, do hereby certify that the foregoing is a full, true and correct copy of certain resolutions adopted by unanimously written consent of Directors of said Corporation dated July 24, 1992 and that said resolutions are in full force and unrevoked.

WITNESS my hand and seal of said Corporation this 30 day of December, 1993.

Harry P. Davis, Jr.

Harry P. Davis, Jr.
Assistant Secretary

(SEAL)

COMMONWEALTH OF PENNSYLVANIA



May 3, 1993

Department of State

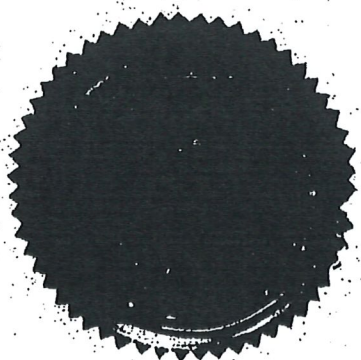
OR BOOK 0878 PAGE 2771

TO ALL WHOM THESE PRESENTS SHALL COME, GREETING:

I DO HEREBY CERTIFY THAT,

CHEVRON U.S.A. INC.

is duly incorporated under the laws of the Commonwealth of Pennsylvania and remains a
subsisting corporation so far as the records of this office show, as of the date herein.



IN TESTIMONY WHEREOF, I have
herunto set my hand and caused
the Seal of the Secretary's Office
to be affixed, the day and year
above written.

Ben K. Kaitchuck
Secretary of the Commonwealth

clk

State of Florida



Department of State

BOOK 0878 PAGE 2772

I certify from the records of this office that FIRST CITIZENS PREMISES COMPANY, INC. is a corporation organized under the laws of the State of Florida, filed on March 9, 1992.

The document number of this corporation is V19876.

I further certify that said corporation has paid all fees and penalties due this office through December 31, 1993, that its most recent annual report was filed on March 8, 1993, and its status is active.

I further certify that said corporation has not filed Articles of Dissolution.

Given under my hand and the
Great Seal of the State of Florida,
at Tallahassee, the Capital, this the
Twenty-fifth day of October, 1993



CR22022 (2-91)

Jim Smith

Jim Smith
Secretary of State

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, PINEWOOD 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

This Document Prepared By :
Luis Perez, Esq.
Rasco Reininger 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

Prepared by and return to:
Kenneth P. Wurttenberger, Esq.
Kopelowitz Ostrow P.A.
One West Las Olas Blvd. Suite 500
Fort Lauderdale, FL 33301
954-525-4100
File Number: 13827-001
Will Call No.:

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Special Warranty Deed

This Special Warranty Deed made this 1st day of April, 2017 between S&S Land Company, LLC, a Florida limited liability company whose post office address is 315 Ave A, Fort Pierce, FL 34950, grantor, and LGFTP I, LLC, a Florida limited liability company whose post office address is 7307 NW 122 Avenue, Parkland, FL 33076, grantee:

(Whenever 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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum 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 Saint Lucie County, Florida, to-wit:

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.

Parcel Identification Number: 2415-601-0450-000-4

and

A portion of Lots 21, 21-A, 22, 22-A, 23, 23-A and 24, Block 30, PLAT OF PINWOOD, according to the Plat thereof, recorded in Plat Book 5, page 24, Public Records of St. Lucie County, Florida; being more particularly described as follows:

Begin at the Southeast corner of said lot 24; thence North 89°21'12" West along the South line of said Lot 24, for 131.99 feet to a point on the Easterly Right of Way line of South 4th Street, as shown on State of Florida State Road Right of Way Map, of State Road No. 5, Section No. 9401-111, St. Lucie County, Florida, said point also lying 7.00 feet East of the West line of said Lot 24; thence North 00°19'24" East along said right of way line and also along a line lying 7.00 feet East of and parallel with the West line of said Lots 24, 23-A, 23, 22-A, 22, 21-A and 21, for 203.00 feet to the North line of said Lot 21; thence South 89°21'12" East along the North line of said Lot 21, for 130.76 feet to the Northeast corner of said Lot 21; thence South 00°01'24" East along the East lines of said Lots 21 thru 24, for 203.01 feet to the Point of Beginning.

LESS AND EXCEPT any portion of the property used for public right-of-way.

Parcel Identification Number: 2415-601-0454-010-5