



APPLICATION FOR ANNEXATION

Annexation applications will require the adoption of an ordinance which will require a public meeting before the Planning Board and two public hearings before the City Commission.

Application submission shall include the following:

- **TRC (*Initial Submission):** One (1) original and (8) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.
- **Planning Board:** One (1) original and (16) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.
- **City Commission:** One (1) original and (11) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.

In addition to a complete application, packets shall include:

- Warranty Deed
- Current Survey (completed within the last 12 months)

1. Address: 5501 Peterson Road Ft. Pierce, FL 34947

2. Legal description of real property for which annexation is being requested:
See Attached Celebration Pointe Plat as recorded in the St. Lucie County Plat Book 57, Page 7

Property Tax ID: 2418-600-0005-000-6

3. Size of described property: 147.14 Acres

4. Project description: Celebration Pointe - PUD - Residential development platted for 318 single family lots, 292 Single family villas, & 145 town homes For a total of 755 homes.

5. Current St. Lucie County Future Land Use Designation: RM- Residential Medium

6. Current St. Lucie County Zoning: PUD

7. Is this a Historic property? No

8. Appraised value: _____


9. Name of Owner(s): Celebration Pointe Property Development LLC, Attn. Antonio Huerta

Signature of Owner(s): [Signature]

Mailing Address: ~~380 Creekstone Ct.~~ 3501 Industrial 29th St.

City Longwood Ft. Pierce State FL Zip 32779-34946

Phone 407 921-6991 Fax _____

10. Name of Representative: Thomas Harvey
Signature of representative: 
Mailing Address: 397 Enterprise Street, Suite G
City) Ocoee State FL Zip 34761
Phone (321) 229-1284 Fax _____
E-mail: tom@imagehomebuilders.com

OFFICE USE:		
DATE RECEIVED: _____	Signed: _____	
File Number: _____	Check No: _____	Receipt No: _____
TRC Review: _____	Planning Board Review: _____	City Commission: _____
Ordinance No: _____	Date Approved: _____	



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In addition to a complete application, packets shall include:

- Warranty Deed
- Current Survey (completed within the last 12 months)

1. Address: SEE ATTACHED

2. Legal description of real property for which annexation is being requested: SEE ATTACHED

Property Tax ID: SEE ATTACHED

3. Size of described property: 79.4 ACRES

4. Project description: CELEBRATION POINTE • PUD

5. Current St. Lucie County Future Land Use Designation: RM. RESIDENTIAL/MEDIUM

6. Current St. Lucie County Zoning: PUD

7. Is this a Historic property? NO

8. Appraised value: _____

9. Name of Owner(s): Celebration Pointe CDD

Signature of Owner(s): [Signature] Chairman • DANIEL ROBERTS

Mailing Address: 5305 W. NOB HILL ROAD

City SUNRISE State FL Zip 33351

Phone (954) 721-8681 Fax (954) 721-9202

10. Name of Representative: GMS-SF, LLC Rich Han's District Mgr.
Signature of representative: *Rich Han*
Mailing Address: 5385 N. NOB HILL ROAD
City) SUNRISE State FL Zip 33351
Phone (954) 721-8681 Fax (954) 721-9202
E-mail: RHANS@GMS-SF.COM

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

OFFICE USE:		
DATE RECEIVED: _____	Signed: _____	
File Number: _____	Check No: _____	Receipt No: _____
TRC Review: _____	Planning Board Review: _____	City Commission: _____
Ordinance No: _____	Date Approved: _____	

THIS INSTRUMENT PREPARED BY
AND RETURN TO:

*Walter C. Little, Esquire
Bradley Arant Boult Cummings LLP
100 N. Tampa Street, Suite 2200
Tampa, Florida 33602*

Tax Parcel I.D. No.: See Attached Schedule "1"

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made effective this 30th day of December, 2016, between **LO LAND ASSETS, LP**, a Delaware limited partnership (hereinafter called the "Grantor"), whose address is 59 Peters Canyon Road, Irvine, California 92606 and **CELEBRATION POINTE PROPERTY DEVELOPMENT, LLC**, a Florida limited liability company (hereinafter called the "Grantee"), whose address is 380 Creekstone Court, Longwood, Florida 32779.

WITNESSETH:

That the Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, to it in hand paid, the receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, its successors and assigns forever, that certain land, lying and being in the County of St. Lucie, State of Florida, as more particularly described as follows:

See Attached Exhibit "A"

WITHOUT any representations or warranties regarding same, except as set forth herein or otherwise provided in that certain Agreement for Sale and Purchase dated November 8, 2016 (as amended from time to time), which are incorporated herein by reference.

TOGETHER WITH all of Grantor's interest, if any, in all buildings, improvements and fixtures located thereon, and all the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining thereto.

SUBJECT TO real estate taxes and assessments for 2017 and all subsequent years, applicable zoning ordinances and all covenants, conditions, easements and restrictions described on Exhibit "B" attached hereto and incorporated herein by reference, but none other and without reimposing the same.

TO HAVE AND TO HOLD the above described premises, with the appurtenances, unto the Grantee, its successors and assigns, in fee simple forever.

And the Grantor does specially warrant the title to said land subject to the matters referred to above and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor, but not otherwise.

IN WITNESS WHEREOF, the Grantor has caused these presents to be duly authorized in its name and by those thereunto duly authorized, the day and year first above written.

Witnesses:

GRANTOR:

[Signature]
Print Name: Julie Hansen
[Signature]
Print Name: Blake Pruitt

LO LAND ASSETS, LP,
a Delaware limited partnership

By: LE LAND ASSETS, LLC, a Delaware limited liability company
[Signature]
By: _____
Name: Paul F. Manning
Its: Vice President

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Orange)

On December 23, 2016, before me, Janice J Zerr, Notary Public, personally appeared Paul F. Manning, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: Janice J Zerr

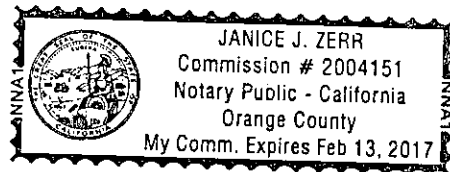


Exhibit "A"

LEGAL DESCRIPTION

Lots 1 through 755, CELEBRATION POINTE, according to the plat thereof, as recorded in Plat Book 57, Pages 7 through 14, inclusive, Public Records of St. Lucie County, Florida.

EXHIBIT "B"

PERMITTED EXCEPTIONS

1. Resolution 05-008 recorded April 13, 2005 in Book 2213, Page 762; and Resolution No. 07-039 recorded March 20, 2007 in Book 2782, Page 787.
2. Ordinance No. 06-014 recorded May 30, 2006 in Book 2575, Page 692; Final Judgment Validating Bonds recorded September 21, 2006 in Book 2662, Page 389.
3. Notice of Establishment of the Celebration Pointe Community Development District recorded June 14, 2006 in Book 2588, Page 2919.
4. Subdivision Improvement Agreement by and between Mercedes Homes, Inc., and St. Lucie County, a political subdivision of the State of Florida, recorded November 30, 2006 in Book 2711, Page 2762.
5. The plat of CELEBRATION POINTE, as recorded in Plat Book 57, Page(s) 7 through 14.
6. Celebration Pointe Community Development District Notice of the Imposition of Special Assessments and Governmental Lien of Record recorded October 30, 2008 in Book 3029, Page 258.
7. South Florida Water Management District Environmental Resource Permit Notice recorded July 20, 2005 in Book 2307, Page 2945.
8. Notice of Water/Wastewater Supply Agreement recorded in Book 3117, Page 2756.
9. Memorandum of Restrictive Covenant recorded in Book 3498, Page 1519.
10. Contract to Remove Fill Stockpiled at Celebration Point, dated March 31, 2016, by and between Dan Roberts and Guettler Brothers Construction, LLC.

ALL OF THE FOREGOING RECORDED INSTRUMENTS, AS APPLICABLE, BEING RECORDED IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

SCHEDULE "1"

TAX PARCEL ID NUMBERS

2418-600-0076-000-4	2418-600-0132-000-5	2418-600-0188-000-2	2418-600-0244-000-3	2418-600-0300-000-4
2418-600-0077-000-1	2418-600-0133-000-2	2418-600-0189-000-9	2418-600-0245-000-0	2418-600-0301-000-1
2418-600-0078-000-8	2418-600-0134-000-9	2418-600-0190-000-9	2418-600-0246-000-7	2418-600-0302-000-8
2418-600-0079-000-5	2418-600-0135-000-6	2418-600-0191-000-6	2418-600-0247-000-4	2418-600-0303-000-5
2418-600-0080-000-5	2418-600-0136-000-3	2418-600-0192-000-3	2418-600-0248-000-1	2418-600-0304-000-2
2418-600-0081-000-2	2418-600-0137-000-0	2418-600-0193-000-0	2418-600-0249-000-8	2418-600-0305-000-9
2418-600-0082-000-9	2418-600-0138-000-7	2418-600-0194-000-7	2418-600-0250-000-8	2418-600-0306-000-6
2418-600-0083-000-6	2418-600-0139-000-4	2418-600-0195-000-4	2418-600-0251-000-5	2418-600-0307-000-3
2418-600-0084-000-3	2418-600-0140-000-4	2418-600-0196-000-1	2418-600-0252-000-2	2418-600-0308-000-0
2418-600-0085-000-0	2418-600-0141-000-1	2418-600-0197-000-8	2418-600-0253-000-9	2418-600-0309-000-7
2418-600-0086-000-7	2418-600-0142-000-8	2418-600-0198-000-5	2418-600-0254-000-6	2418-600-0310-000-7
2418-600-0087-000-4	2418-600-0143-000-5	2418-600-0199-000-2	2418-600-0255-000-3	2418-600-0311-000-4
2418-600-0088-000-1	2418-600-0144-000-2	2418-600-0200-000-3	2418-600-0256-000-0	2418-600-0312-000-1
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2418-600-0090-000-8	2418-600-0146-000-6	2418-600-0202-000-7	2418-600-0258-000-4	2418-600-0314-000-5
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