



APPLICATION FOR ZONING ATLAS MAP AMENDMENT

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 & Legal Description
- St. Lucie County Property Record Card
- Statement of why there is a need for the proposed future land use map amendment and how the amendment will result in an orderly and logical development pattern; statements how amendment(s) are consistent with Comprehensive Plan; how future land use designation is compatible with future land use designations and existing land uses surrounding the amended lands; identify future land use designations and existing land uses within a ½ mile of the subject property that have the same or greater type of proposed future land use designation; data and analysis to support conclusions.
- Current Survey
- n/a Environmental Study
- n/a Traffic Impact Report
- *** Capacity Analysis-Separate Form
- n/a Drainage Analysis
- n/a Historical Report
- 1 CD of all documents submitted in PDF
- Other _____

1.	Property Address/Location:	3798 Selvitz Road, Ft. Pierce, Florida 34981						
	Legal Description:	SEE ATTACHED						
2.	Property Tax ID(s):	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: center; width: 33%;">2429-331-0003-000-1</td> <td style="text-align: center; width: 33%; font-size: small;">xxxx-xxx-xxxx-xxx/x</td> <td style="text-align: center; width: 33%; font-size: small;">xxxx-xxx-xxxx-xxx/x</td> </tr> <tr> <td style="text-align: center; border-top: 1px solid black;">xxxx-xxx-xxxx-xxx/x</td> <td style="text-align: center; border-top: 1px solid black;">xxxx-xxx-xxxx-xxx/x</td> <td style="text-align: center; border-top: 1px solid black;">xxxx-xxx-xxxx-xxx/x</td> </tr> </table>	2429-331-0003-000-1	xxxx-xxx-xxxx-xxx/x	xxxx-xxx-xxxx-xxx/x	xxxx-xxx-xxxx-xxx/x	xxxx-xxx-xxxx-xxx/x	xxxx-xxx-xxxx-xxx/x
2429-331-0003-000-1	xxxx-xxx-xxxx-xxx/x	xxxx-xxx-xxxx-xxx/x						
xxxx-xxx-xxxx-xxx/x	xxxx-xxx-xxxx-xxx/x	xxxx-xxx-xxxx-xxx/x						
3.	Total Acreage:	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: center; width: 33%;">39.71</td> <td style="text-align: center; width: 33%;">Acres</td> <td style="text-align: center; width: 33%;">1,729,768</td> </tr> <tr> <td></td> <td></td> <td style="text-align: center;">Sq Ft</td> </tr> </table>	39.71	Acres	1,729,768			Sq Ft
39.71	Acres	1,729,768						
		Sq Ft						
4.	Existing Future Land Use Designation:	HI (Heavy Industrial)						
5.	Existing Zoning Classification:	IH (St. Lucie County Zoning Designation)						
6.	Proposed Zoning Classification:	I-3 (Heavy Industrial)						
7.	Other applications being submitted concurrent with this application, if any:	Yes, a conditional use application.						

8. Describe the existing uses, improvements and structures on the amendment lands:

Site is currently vacant. The subject site was formerly the old Cargill Industries, Citrus Juicing Plant.

9. Are there any identified or possible historical structures on the amendment lands? No.

10. The reason for making this request:

Purpose of the requested change in zoning is to place the described property into a conforming City of Ft. Pierce Zoning Category in order to allow future uses consistent with City Use/Activity Classifications

11. Capacity Analysis:

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	Public Conservation (SFWMD/ SLC)	Medium Density Residential (RM)	R4 - Medium Density Residential
South	Industrial	Heavy Industrial (HI)	I3 (Industrial Heavy)
East	Residential & Ft. Pierce Central High School	Low Density Residential (RM)	PD – Planned Development R4 - Medium Density Residential
West	Misc. Industrial Uses	Heavy Industrial (HI))	R4 - Medium Density Residential

	Future Land Use Classification	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current Current	Heavy Industrial (HI)	IH (St. Lucie County Zoning Designation)	205,114 sq ft (estimated @ 15,000 sf/acre) subject to site design & permitting	39.71	Varies (see attached)
Proposed	Heavy Industrial (HI)	I-3 (Heavy Industrial)	205,114 sq ft (estimated @ 15,000 sf/acre) subject to site design & permitting	39.71	Varies (see attached)

II. Public Facilities Information:

A. Potable Water:		
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.125 gallons per day per square foot	
Demand Analysis	Maximum:	
Current Zoning	Total gallons per day	25,639 gpd (maximum bldg. sq feet assumed at 205,114 sq ft)
Proposed Zoning	Total gallons per day	25,639 gpd (maximum bldg. sq feet assumed at 205,114 sq ft)
Change in Demand	Total gallons per day	0 gpd

B. Wastewater:		
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.1 gallons per day per square foot	
Demand Analysis	Maximum	
Current Zoning	Total gallons per day	20,511 gpd (maximum bldg. sq feet assumed at 20,511 sq ft)
Proposed Zoning	Total gallons per day	20,511 gpd (maximum bldg. sq feet assumed at 20,511 sq ft)
Change in Demand	Total gallons per day	0 gpd

C. Parks and Recreation (Residential Classifications Only): (Du x 2.6 = persons + 44,227 = population /LOS)				
Park Type	LOS	Existing Population Park Demand	Proposed Population Park Demand	Change in Demand
Regional	20 acres per 1,000 people	0	0	0
Urban District	5 acres per 1,000 people	0	0	0
Community	2.5 acres per 1,000 people	0	0	0
Neighborhood	1.36 acres per 1,000 people	0	0	0

D. Public Schools (Residential Classifications Only): Single Family: (du x 0.405 = students/70% K-8/30% High) Multi-family: (du x 0.207 = students/70% K-8/30% High)		
	K-8	High
School Name	n/a	n/a
City	n/a	n/a
Distance	n/a	n/a
Current Zoning Enrollment Demand	n/a	n/a
Proposed Zoning Enrollment Demand	n/a	n/a
Change in Demand	n/a	n/a

E. Solid Waste: 2 yard serves 15 units, 4 yard serves 30 units, 6 yard serves 45 units, 8 yard serves 60 units	
Demand Analysis	Maximum
Current Zoning	IH (St. Lucie County Zoning Designation)
Proposed Zoning	I-3 (Heavy Industrial)
Change in Demand	0

F. Stormwater:

Potential increase in volume discharged due to increased impervious coverage, reduced groundwater seepage or loss of surface water storage impacting Adopted LOS of 25-year 3-day storm Pre vs. Post Runoff (Storm sewers to convey 5 year- 1 day storm event; Canals to convey 3 year – 1 day storm event)

Impact

The proposed change in zoning will not, by itself result in any change in potential levels of impervious surfaces. Both the current County industrial and the proposed City industrial classification provide for similar lot coverage's with impervious areas.

G. Transportation Analysis:

Most recent ITE Code for use; HCM Roadway Capacity

	AADT	AM/PM Peak Hour Trips
Demand Analysis	Maximum (ITE 120) (sq ft)	Maximum (ITE 120) (pm peak)
Current Zoning	IH (St. Lucie County Zoning Designation)	IH (St. Lucie County Zoning Designation)
Proposed Zoning	I-3 (Heavy Industrial)	I-3 (Heavy Industrial)
Trips	308 trips	139
Change in Demand	0 Trips	0 Trips
Impact to Capacity	none	none

12. Name of Owner(s): Cargill Juice N America, Inc.
 Mailing Address: P.O. Box 5626
 City: Minneapolis
 State: Minnesota Zip: 55440
 Phone #: _____ E-mail: _____

Name of Owner(s): _____
 Mailing Address: _____
 City: _____
 State: _____ Zip: _____
 Phone #: _____ E-mail: _____

13. Name of Applicant : BHT Properties Group, LLC (Attn.: Yaniv Cohen)
 Mailing Address: 5081 SW 48th Street, Ste. 103
 City: Davie
 State: Florida Zip: 33314
 Phone #: _____ E-mail: yanivc@bhtpropertiesgroup.com

14. Name of Representative: Patrick J. Ferland, PE
 Mailing Address: 2980 South 25th Street
 City: Ft. Pierce
 State: Florida Zip: 34981
 Phone #: 772-464-3537 E-mail: Pferland@ct-eng.com

15. Applicant Acknowledgements (Owner's signature must be notarized)

I certify that: (Check One)

I (we) do hereby certify that I (we) own in fee simple the above referenced described property for which a change in Zoning Classification is requested.

xx I (we) are not the owner of the above described property; however, the owners signature below authorizes the applicants the authority to act as agent for the owner(s) of record.

Applicant's Signature _____ Date 2/9/18

5081 SW 48TH ST SUITE 103 _____ FL _____ 33314
Address State Zip

Phone _____ Fax _____ E-mail Address _____

STATE OF: FL
COUNTY OF: Broward

The foregoing instrument was acknowledged before me this 9 day of February
2018 by ARIEL ETRY who is personally
known to me or who has produced _____ as identification.

Signature of Notary _____ Type or Print Name of Notary Yaniv Cohen



Yaniv Cohen
COMMISSION # FF158720
EXPIRES: Sept. 10, 2018
WWW.AARONNOTARY.COM
Commission Number (Seal)

[go to next page]

16. Property Owners 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 for a change in zoning classification. The property owner's signature below shall also authorize the Applicant (if other than the property owner) and/or Agent to act in his/her behalf for the purposes of seeking this change to the City' Land Development Regulations for the property described herein.

Cargill Juice NA
Property Owners Name (Please Print)

Tom Abrahamson
Property Owners Signature

11-28-17
Date

P.O. Box 5626
Address

MN
State

55440
Zip

612-817-7360
Phone

Fax

tom_abrahamson@cargill.com
E-mail Address

STATE OF: Minnesota
COUNTY OF: Hennepin

The foregoing instrument was acknowledged before me this November 28 day of 28

2017 by Tom Abrahamson who is personally

known to me or who has produced Driver's License as identification.

Brenda J. Doubler
Signature of Notary

Brenda J. Doubler
Type or Print Name of Notary



Commission Number (Seal)

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

LEGAL DESCRIPTION

PARCEL III:

THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 35 SOUTH, RANGE 40 EAST;

LESS AND EXCEPTING THEREFROM THE FLORIDA EAST COAST RAILWAY COMPANY RAILROAD RIGHT-OF-WAY.

SAID RIGHT OF WAY BEING 200.00 FEET IN WIDTH AND LYING 100.00 FEET EACH SIDE OF THE CENTER LINE AS DELINEATED ON FLORIDA EAST COAST RAILWAY RIGHT OF WAY MAP V3D, SHEET 2, DATED OCTOBER 1948.

AND ALSO:

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 29;

RUN SOUTH 222.51 FEET ALONG THE WEST LINE OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4;

THENCE RUN WEST ON A LINE PARALLEL WITH THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4, 300.00 FEET;

THENCE RUN NORTH ON A LINE PARALLEL WITH THE WEST LINE OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 TO THE SOUTHERLY RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILWAY;

THENCE RUN NORTHEASTERLY ALONG SAID RIGHT-OF-WAY TO THE WEST LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4;

THENCE RUN SOUTH ALONG SAID WEST LINE TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM PARCEL I.D.: 2429-342-0001-000-1 AND PARCEL I.D.: 2429-341-0001-000-8.

TOGETHER WITH THE FOLLOWING DESCRIBED EASEMENTS:

EASEMENTS FOR INGRESS AND EGRESS PURPOSES OVER THE SOUTH 50 FEET OF THE SOUTHWEST 1/4 OF THE SOUTH WEST 1/4 OF SECTION 29, TOWNSHIP 35 SOUTH, RANGE 40 EAST, AND THE EAST 50 FEET OF THE SOUTHWEST 1/4 OF THE SOUTH WEST 1/4 OF SECTION 29, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA.

AND ALSO

A PORTION OF PARCEL 1 BEING A PARCEL OF LAND LYING IN SECTION 29, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTH 1/4 CORNER OF SAID SECTION 29;

THENCE NORTH 00°24'18" EAST, ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 29, A DISTANCE OF 1.45 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUE NORTH 00°24'18" EAST, ALONG SAID WEST LINE, A DISTANCE OF 522.30 FEET TO THE SOUTH SHORE OF TEN MILE CREEK;

THENCE RUN SOUTHEASTERLY, MEANDERING THE SAID SOUTH SHORE TO A POINT ON THE WEST LINE OF A TRACT TO ADAMS RANCH, INC., AS RECORDED IN O.R. BOOK 328, AT PAGE 1222, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA;

THENCE SOUTH 00°34'35" WEST, ALONG SAID WEST LINE, A DISTANCE OF 404.17 FEET;

THENCE SOUTH 85°18'27" WEST, A DISTANCE OF 611.15 FEET TO THE POINT OF BEGINNING.

Property Card

Page 1 of 1

Michelle Franklin, CFA -- Saint Lucie County Property Appraiser -- All rights reserved.

Property Identification

Site Address: 3798 SELVITZ RD
 Sec/Town/Range: 29/35S/40E
 Map ID: 24/29S
 Zoning: IH - CO

Parcel ID: 2429-331-0003-000-1
 Account #: 32655
 Use Type: 4400
 Jurisdiction: Fort Pierce



Ownership

Cargill Juice N America Inc
 PO Box 5626
 Minneapolis, MN 55440

Legal Description

29 35 40 THAT PART OF SE 1/4 OF SW 1/4 LYG SE OF S R/W LI OF
 FEC RR AND SW OF TEN MILE CREEK (NSLWMD CANAL #71) AND
 BEG AT INT OF W/LI OF SE 1/4 OF SW 1/4 AND S R/W LI OF FEC RR
 RUN S ON 1/4 1/4 SEC LI TO PT 222.51 FT S OF N LI OF S 1/2 OF SE
 1/4 OF SW 1/4, TH RUN W 300 FT, TH N // TO 1/4 1/4 SEC LI TO INT
 WITH S R/W FEC RR R/W TO POB AND THAT PART OF SE 1/4 LYG
 SLY OF 10 MILE CREEK (NSLWMD CANAL #71)-LESS AS IN OR 328-
 1222- (39.71 AC) (OR 1814-1541 ERRONEOUS LGAL)

**Current Values**

Just/Market Value: \$1,847,300
 Assessed Value: \$1,847,300
 Exemptions: \$0
 Taxable Value: \$1,847,300
 Taxes for this parcel: SLC Tax Collector's Office 
 Download TRIM for this parcel: Download PDF 

Total Areas

Finished/Under Air (SF): 19,270
 Gross Area (SF): 21,085
 Land Size (acres): 39.71
 Land Size (SF): 1,729,767.6

This information is believed to be correct at this time but it is subject to change and is not warranted.
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Detail by Entity Name

FLORIDA DEPARTMENT OF STATE

DIVISION OF CORPORATIONS



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No Events **No Name History**

Detail by Entity Name

Florida Limited Liability Company
BHT PROPERTIES GROUP LLC

Filing Information

Document Number	L16000149610
FE/EIN Number	81-3559520
Date Filed	08/10/2016
Effective Date	08/10/2016
State	FL
Status	ACTIVE

Principal Address

5081 SW 48th St.
103
Davie, FL 33314

Changed: 02/22/2017

Mailing Address

5081 SW 48th St.
103
Davie, FL 33314

Changed: 02/22/2017

Registered Agent Name & Address

EDRY, ARIEL
5081 SW 48th St.
103
Davie, FL 33314

[http://search.sunbiz.org/...a3-92f6-c8a509541b75&searchTerm=bhtpropertiesgroup&listNameOrder=BHTPROPERTIESGROUP%20L160001496100\[11/10/2017 3:53:22 PM\]](http://search.sunbiz.org/...a3-92f6-c8a509541b75&searchTerm=bhtpropertiesgroup&listNameOrder=BHTPROPERTIESGROUP%20L160001496100[11/10/2017 3:53:22 PM])

Detail by Entity Name

Address Changed: 02/22/2017

Authorized Person(s) Detail

Name & Address

Title MGR

bht manager llc
5081 SW 48th St.
103
Davie, FL 33314

Annual Reports

Report Year	Filed Date
2017	02/22/2017

Document Images

02/22/2017 -- ANNUAL REPORT	View image in PDF format
08/10/2016 -- Florida Limited Liability	View image in PDF format

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No Events **No Name History**

JOANNE HOLMAN, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
File Number: 2283338 OR BOOK 1814 PAGE 1541
Recorded: 10/06/03 15:46

m-Chicago Title

This Instrument was prepared by: * Doc Assump: \$ 0.00
Louise W. Spivey, Esq. * Doc Tax : \$ 20,530.30
Gray, Harris & Robinson, P.A. * Int Tax : \$ 0.00
Post Office Box 3
One Lake Morton Drive
Lakeland, Florida 33802-0003
(863) 284-2200

Parcel ID# 242933100030001

Recording Data Above

WARRANTY DEED

83 PARTNERS, LTD, a Florida limited partnership, formerly known as SUNPURE, LTD., a Florida limited partnership ("Grantor"), for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged by Grantor, has granted, bargained, and sold, to CARGILL CITRO-AMERICA, INC., a Delaware corporation ("Grantee"), whose post office address is 100 East Sixth Street, Frostproof, Florida, 33843, and Grantee's successors, heirs and assigns, in fee simple, the following described real property located in St. Lucie County, Florida:

See Exhibit "A" attached hereto and by this reference incorporated herein.

This conveyance is made subject to: (a) zoning, restrictions, prohibitions, and other requirements imposed by governmental authority; (b) taxes for 2003 and subsequent years; and (c) restrictions, easements, and rights-of-way of record; provided, however, that the reference to restrictions shall not operate to reimpose the same.

Grantor hereby covenants with Grantee that the above-described property is free of all liens and encumbrances except as identified on Exhibit "B" attached hereto and by this reference incorporated herein, and that Grantor has good right and lawful authority to grant, bargain, sell, and convey the above-described property. Grantor fully warrants the title to the above-described property, and will defend the same against the lawful claims of all persons whomsoever.

("Grantor" and "Grantee" are used herein for singular or plural, as the context requires.)

[Signatures on Following Page]

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9/29/03

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Warranty Deed
Page 2 of 4

Recording Data Above

IN WITNESS WHEREOF, Grantor has executed this instrument effective this 30th day of September, 2003.

Subscribed before the following two witnesses:

83 PARTNERS, LTD., a Florida limited partnership

By: TASTESPIRE, INC., a Florida corporation, as its General Partner

[Signature]
Print Name: Robert J. Bestwood

By: [Signature]
Hadi B. Lashkajani, President

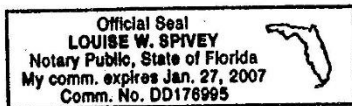
[Signature]
Print Name: Louise W. Spivey

STATE OF FLORIDA,
COUNTY OF POLK.

The foregoing instrument was acknowledged before me this 30th day of September, 2003, by Hadi B. Lashkajani, as President of Tastespire, Inc., a Florida corporation, as General Partner of 83 Partners, Ltd., a Florida limited partnership, on behalf of the corporation and the partnership. He is personally known to me or has produced a Florida driver's license as identification and did not take an oath.

(Affix Notary Seal)

[Signature]
NOTARY PUBLIC, State of Florida
Print Name: Louise W. Spivey
My Commission Expires: _____



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Warranty Deed
Page 3 of 4*Recording Data Above***EXHIBIT "A"**
Legal Description of St. Lucie County Real Property

Being a parcel of land lying in Sections 29 and 32, Township 35 South, Range 40 East, St. Lucie County, Florida, and being more particularly described as follows:

PARCEL I:

Beginning at the Northwest corner of the Northeast 1/4 of Section 32, Township 35 South, Range 40 East, St. Lucie County, Florida, recorded in Chancery No. 680-E, dated April 25, 1938; thence run South 89°36'15" East (assumed datum), a distance of 77.86 feet to the South 1/4 corner of Section 29, Township 35 South, Range 40 East, St. Lucie County, Florida; thence run North 00°54'36" East along the North-South 1/4 Section line, a distance of 527.49 feet, more or less, to the South shore of Ten Mile Creek; thence run Southeasterly, meandering the said South shore, to a point on the West line of a tract to Adams Ranch, Inc., as in O.R. Book 328, Page 1222 of the Public Records of St. Lucie County, Florida; thence run South 01°09'02" West, a distance of 1185.88 feet, more or less, to a concrete monument; thence run North 88°07'52" East, a distance of 682.40 feet, to the East line of the Northwest 1/4 of the Northeast 1/4 of said Section 32, by said Chancery No. 680-E; thence run South 01°49'35" West, a distance of 594.97 feet, to an iron pipe in concrete at the Southeast corner of the said Northwest 1/4 of the Northeast 1/4 by said Chancery No. 680-E; thence run South 88°03'45" West, along the South line of said Northwest 1/4 of the Northeast 1/4 by said Chancery No. 680-E, a distance of 1350.99 feet, to the Southwest corner of the said Northwest 1/4 of the Northeast 1/4, by said Chancery 680-E; thence run North 00°25'20" East, along the West line of the said Northwest 1/4 of the Northeast 1/4, by said Chancery No. 680-E, a distance of 1332.57 feet to the Point of Beginning; all lying and being in Sections 29 and 32, Township 35 South, Range 40 East, St. Lucie County, Florida.

PARCEL II:

The Northeast 1/4 of the Northwest 1/4 of Section 32, Township 35 South, Range 40 East, lying and being in St. Lucie County, Florida;

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PARCEL III:

The Southeast 1/4 of the Southwest 1/4 of Section 29, Township 35 South, Range 40 East;

LESS AND EXCEPTING THEREFROM the Florida East Coast Railway Company Railroad Right-of-Way, said Right of Way being 200.00 feet in width and lying 100.00 feet each side of the center line as delineated on Florida East Coast Railway Right of Way Map V3D, Sheet 2, dated October 1948.

AND ALSO:

Beginning at the Northwest corner of the South 1/2 of the Southeast 1/4 of the Southwest 1/4 of said Section 29, run South 222.51 feet along the West line of the South 1/2 of the Southeast 1/4 of the Southwest 1/4; thence run West on a line parallel with the North line of the South 1/2 of the Southeast 1/4 of the Southwest 1/4, 300.00 feet; thence run North on a line parallel with the West line of the South 1/2 of the Southeast 1/4 of the Southwest 1/4 to the Southerly right-of-way line of the Florida East Coast Railway; thence run Northeasterly along said right-of-way to the West line of the Southeast 1/4 of the Southwest 1/4; thence run South along said West line to the Point of Beginning.

PARCEL IV:

That portion of the following described property lying North of the North St. Lucie River Water Management Drainage District Canal No. 101 and East of the East right of way for Selvitz Road:

The Southeast 1/4 of the Northwest 1/4 and the Southwest 1/4 of the Northeast 1/4 of Section 32, Township 35 South, Range 40 East, lying in St. Lucie County, Florida.

PARCEL V:

The East 230.00 feet of the Northwest 1/4 of the Northwest 1/4 of Section 32, Township 35 South, Range 40 East, and the West 170.00 feet of the East 400.00 feet of the North 460.00 feet of the Northwest 1/4 of the Northwest 1/4 of Section 32, Township 35 South, Range 40 East, St. Lucie County, Florida.

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PARCEL VI:

The East 230.00 feet of the North 325.00 feet of the Southwest 1/4 of the Northwest 1/4 of Section 32, Township 35 South, Range 40 East, St. Lucie County, Florida.

PARCEL VII:

Being a strip of land 75.00 feet in width, said strip lying in Section 32, Township 35 South, Range 40 East, St. Lucie County, Florida, said strip lying 37.50 feet each side of the following described center line:

Commence at the Southwest corner of the Northwest one quarter of said Section 32, thence North 00°04'23" East along the West line of the Northwest one quarter of said Section 32, a distance of 891.00 feet; thence South 89°58'19" East, parallel with the South line of said Northwest one quarter of Section 32, a distance of 50.00 feet to a point in the Easterly Right-of-Way line of Selvitz Road (being a 100.00 feet Right-of-Way) and the Point of Beginning of said strip; thence continue South 89°58'19" East a distance of 531.27 feet to the beginning of a curve concave to the Northwest, having a radius of 125.00 feet; thence Easterly, Northeasterly and Northerly along the arc of said curve through a central angle of 89°12'39", a distance of 194.63 feet; thence North 00°49'02" East, parallel with the East line of the Southwest one quarter of the Northwest one quarter of said Section 32, a distance of 22.41 feet to the beginning of a curve concave to the Southeast, having a radius of 100.00 feet; thence Northeasterly along the arc of said curve through a central angle of 57°00'00" a distance of 99.48 feet; thence North 57°49'02" East a distance of 116.83 feet to the beginning of a curve concave to the Southeast, having a radius of 100.00 feet; thence Northeasterly and Easterly along the arc of said curve, through a central angle of 32°12'39", a distance of 56.22 feet; thence South 89°58'19" East, a distance of 193.42 feet to a point on the West line of the East 230 feet of the Southwest one quarter of the Northwest one quarter of said Section 32 and the Point of Termination of said strip. The sidelines of said strip shall be shortened or lengthened to intersect at angle points.

PARCEL VIII:

Being a parcel of land lying in Section 32, Township 35 South, Range 40 East, St. Lucie County, Florida, and being more particularly described as follows:

Commence at the Southwest corner of the Northwest 1/4 of said Section 32; thence South 89°58'19" East along the South line of the Northwest 1/4 of said Section 32, a distance of 705.00 feet to a point, said point being on the East line of the West 705.00 feet of the Southwest 1/4 of the Northwest 1/4 of said Section 32; thence North 00°04'06" East along said East line, a distance of 53.50 feet to a point on the North Right-of-Way line of the North St. Lucie River Water Control District Canal No. 101 and

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the Point of Beginning; thence continue North 00°04'06" East along said line, a distance of 600.00 feet to a point; said point being on the North line of the North 653.50 feet of the Southwest 1/4 of the Northwest 1/4 of said Section 32; thence North 89°58'19" West parallel with the South line of said Northwest 1/4, a distance of 280.00 feet to a point, said point being on the East line of the West 425.00 feet of the Southwest 1/4 of the Northwest 1/4 of said Section 32; thence North 00°04'06" East, a distance of 200.00 feet to a point on the North line of the South 853.50 feet of the Southwest 1/4 of the Northwest 1/4 of said Section 32; thence South 89°58'19" East along said line, a distance of 156.30 feet to the beginning of a curve concave to the Northwest, having a radius of 162.50 feet; thence Northeasterly and Northerly along the arc of said curve through a central angle of 89°12'39", a distance of 253.02 feet; thence North 00°49'02" East, a distance of 22.41 feet to the beginning of a curve concave to the Southeast, having a radius of 62.50 feet; thence Northeasterly along the arc of said curve through a central angle of 57°00'00", a distance of 62.18 feet; thence North 57°49'02" East, a distance of 116.83 feet to the beginning of a curve concave to the South, having a radius of 62.50 feet; thence Northeasterly and Easterly along the arc of said curve through a central angle of 32°12'39", a distance of 35.14 feet; thence South 89°58'19" East, a distance of 193.42 feet to a point, said point being on the West line of the East 230 feet of the North 325 feet of the Southwest 1/4 of the Northwest 1/4 of said Section 32; thence South 00°49'04" West along said line, a distance of 153.61 feet to a point, said point being on the South line of the North 325 feet of the East 230.00 feet of the Southwest 1/4 of the Northwest 1/4 of said Section 32; thence North 89°56'24" East along said line, a distance of 230.03 feet to a point in the East line of the Southwest 1/4 on the Northwest 1/4 of said Section 32; thence South 00°49'04" West along said line, a distance of 953.44 feet to a point on the North line of aforementioned North St. Lucie River Water Control District Canal No. 101; thence North 89°58'19" West along said line, a distance of 608.68 feet to the Point of Beginning.

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TOGETHER WITH the following described easements:

Easement for ingress and egress purposes over the South 50.00 feet of the Southwest 1/4 of the Southwest 1/4 of Section 29, Township 35 South, Range 40 East, and the East 50.00 feet of the Southwest 1/4 of the Southwest 1/4 of Section 29, Township 35 South, Range 40 East, St. Lucie County, Florida, lying South of the above-described Parcel III.

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Warranty Deed
Page 4 of 4*Recording Data Above***EXHIBIT "B"**

List of Permitted Exceptions to St. Lucie County Property

1. Terms and conditions of that certain Easement granted to Indian River Foods, Inc., a Florida corporation, dated February 9, 1966, recorded February 10, 1966, in Official Records Book 138, Page 160, St. Lucie County, Florida, records. (As to the South 50 feet of the Southwest 1/4 of the Southwest 1/4.) Said Agreement has been modified in Easement Release recorded in Official Records Book 1104, Page 2328.
2. Easement granted to Fort Pierce Utilities Authority of the City of Fort Pierce, Florida, a municipal corporation under the laws of the State of Florida, dated August 1, 1983, recorded August 15, 1983, in Official Records Book 408, Page 1958; together with Clarification and Modification of Easement recorded in Official Records Book 1205, Page 2099; St. Lucie County, Records. (As to Parcel III).
3. Terms and conditions of the ANNEXATION AGREEMENT by and between Fort Pierce Utilities Authority and Indian River Foods, Inc., dated January 10, 1990, recorded March 22, 1990, in Official Records Book 683, Page 1259; and ANNEXATION AGREEMENT recorded February 9, 1994 in Official Records Book 884, Page 328, St. Lucie County, Records. (As to Parcels I, II, III, IV, V, VI, VII and VIII)
4. Terms and conditions of the ANNEXATION AGREEMENT by and between Fort Pierce Utilities Authority and Indian River Foods, Inc., dated June 24, 1994 in Official Records Book 912, Page 2117, St. Lucie County, Records. (As to Parcel III)
5. Terms and conditions of the ANNEXATION AGREEMENT by and between Fort Pierce Utilities Authority and Indian River Foods, Inc., dated December 29, 1995, recorded March 18, 1996, in Official Records Book 1004, Page 1890, Public Records of St. Lucie County, Florida. (As to Parcels I, II, III, IV, VI, VII AND VIII)
6. Subject to the railroad spur track located on subject property. (As to Parcel III)
7. Terms and conditions of that certain resolution relating to legal access to private lands over facilities within district rights-of-way executed by the North St. Lucie River Water Control District, recorded December 21, 1980 in Official Records Book 669, Page 699, St. Lucie County, Records.
8. Easement granted to Carl Paul Wild and Selma R. Wild, his wife, from Indian River Foods, Inc., dated August 1, 1969, recorded September 3, 1969, in Official Records Book 179, Page 1972, St. Lucie County, Records.

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9/29/03

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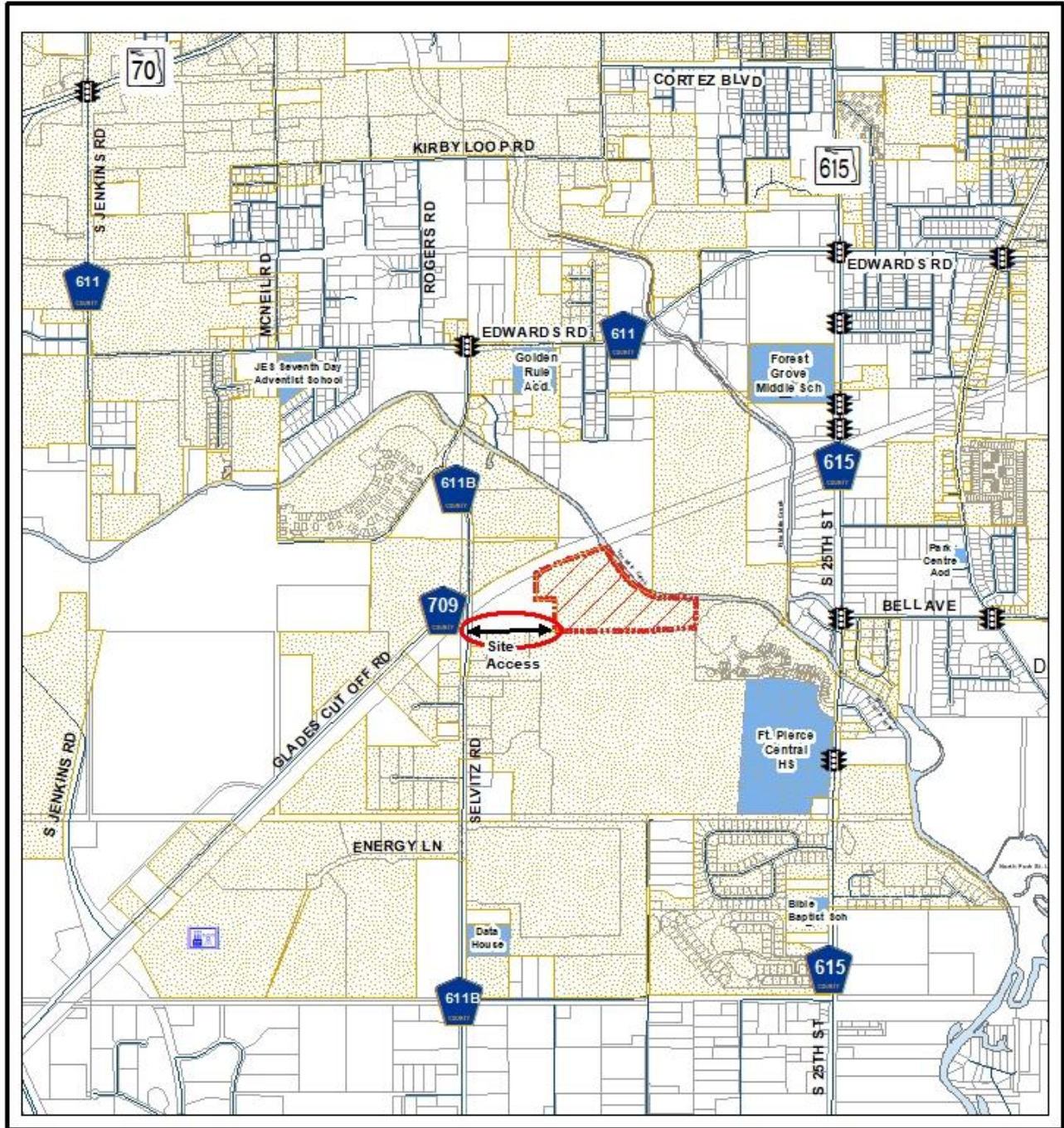
9. Terms and conditions of the Easement Agreement between Margaret Kimmel, Carl E. Wild and Raymond S. Wild and Dickerson Florida, Inc. and "East Coast Block Company, Inc." recorded October 9, 1991, in Official Records Book 758, Page 2300, St. Lucie County, Records.
10. Rights of others under unrecorded tower space leases.
11. Survey by GCY INCORPORATED, dated October 15, 1997, discloses the following:
 - (a)Overhead Power lines;(b)Encroachment of a ditch into the adjacent property located on the Northeast side of Parcel I in Section 32; (c)Encroachment of asphalt pavement, chain link fence, concrete curbs, electric meter box, culvert pipe, and guard house into adjacent property.(d)Septic Area encroaches over Northwest property line into Florida East Coast Railroad Right-of-Way.
12. Easement by and between Indian River Foods, Inc., a Florida corporation to Becker Holding Corporation in instrument recorded in Official Records Book 1104, Page 2330, Public Records of St. Lucie County, Florida.
13. Tower Space Lease Agreement between Indian River Foods, Inc. and Becker Holding Corporation, as Lessor, and Ram Mobile Data U.S.A. Limited, as Lessee dated August 24, 1992.
14. Lease Agreement between Indian River Foods, Inc. and Becker Holding Corporation, as Lessor, and McCaw Communications of Fort Pierce, Inc., as Lessee dated January 11, 1990, as amended by Second Addendum dated July 3, 1990.
15. Tower Space Lease Agreement between Indian River Foods, Inc. and Becker Holding Corporation, as Lessor, and St. Lucie Caretaking Corporation, as Lessee dated March 12, 1991.
16. Lease of Site for Communications Facilities between Indian River Foods, Inc., as Lessor, and Sitecom, Inc., as Lessee, dated October 10, 1995, as amended by Addendum dated December 8, 1995, and as assigned to Pinnacle Towers, Inc. as consented by Lessor's Consent to Assignment dated May 6, 1996.
17. Lease of Site for Communications Facilities from SunPure, Ltd. to Becker Holding Corporation executed October 16, 1997.
18. Guy Wire Easement by and between SunPure, Ltd., a Florida limited partnership and Pinnacle Towers, Inc., a Delaware corporation, as recorded in Official Records Book 1207, at Page 1949.

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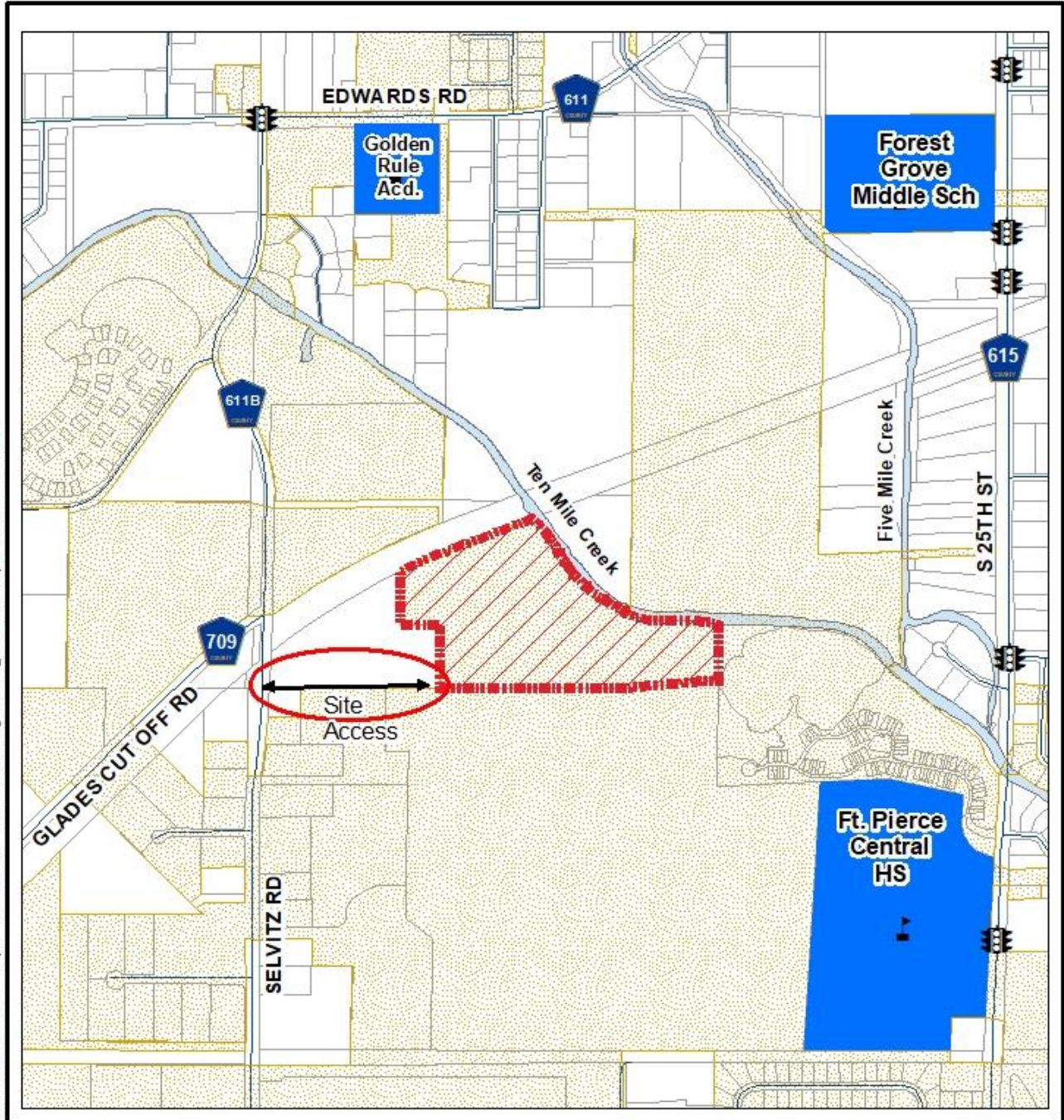
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19. **Assignment of Tower Leases by and between SunPure, Ltd., a Florida limited partnership and Pinnacle Towers, Inc., a Delaware corporation as recorded in Official Records Book 1207, Page 1955.**
20. **Utility Easement by and between SunPure, Ltd., a Florida limited partnership and Pinnacle Towers, Inc., a Delaware corporation as recorded in Official Records Book 1207, at Page 1944.**
21. **Access Easement by and between SunPure, Ltd., a Florida limited partnership and Pinnacle Towers, Inc., a Delaware corporation as recorded in Official Records Book 1207, at Page 1937.**
22. **Provisions of Bill of Sale, between SunPure, Ltd., a Florida limited partnership and Pinnacle Towers, Inc., a Delaware corporation as recorded in Official Records Book 1207, at Page 1928.**
23. **Land Lease Agreement by and between SunPure, Ltd., a Florida limited partnership and Pinnacle Towers, Inc., a Delaware corporation as recorded in Official Records Book 1207, at Page 1914.**
24. **Memorandum of Agreement by and between Pinnacle Towers, Inc., a Delaware corporation and Nextel South Corp., a Georgia corporation as recorded in Official Records Book 1370, at Page 624.**
25. **Subordination, Non-Disturbance and Attornment Agreement by and between Pinnacle Towers, Inc., a Delaware corporation, Comerica Bank, a Michigan banking corporation and SunPure, Ltd., a Florida limited partnership as recorded in Official Records Book 1207, at Page 1964.**
26. **Provisions of the Subordination Agreement by SunPure, Ltd., a Florida limited partnership, Cargill Citrus Pure, L.P. a Delaware limited partnership and Comerica Bank, a Michigan banking corporation, as recorded in Official Records Book 1359, at Page 1515.**

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<h2>BHT Properties Group, LLC</h2>			<p>MAP A Location Map (wide view)</p>
<p>Legend</p> <p> BHT Properties Parcel</p> <p> City Limits - Ft. Pierce</p> <p> Fort Pierce</p>	<p>FacilityType</p> <p> School</p> <p> Government</p> <p> Power Facility</p>		



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BHT Properties Group, LLC


Legend

 BHT Properties Parcel	 School
 City Limits - Ft. Pierce	 Government
 Fort Pierce	 Power Facility



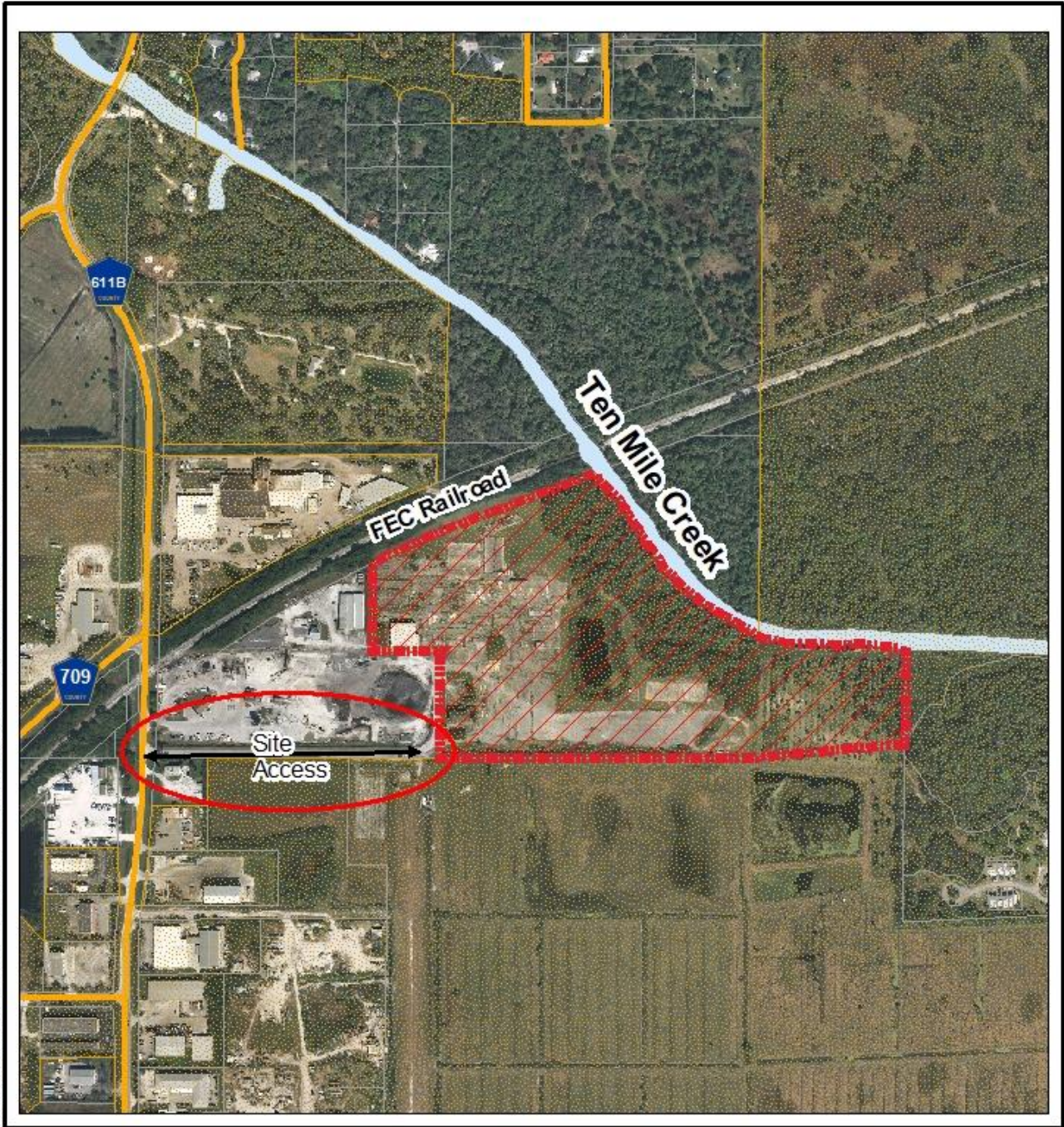
1 in = 1,000 ft

MAP B
Location Map
(close view)



LULPEPPLY & TERFERRO, INC.
CONSULTING ENGINEERS & LAND SURVEYORS

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BHT Properties Group, LLC

Legend

-  BHT Properties Parcel
-  City Limits - Ft. Pierce
-  Fort Pierce


Facility Type

-  School
-  Government
-  Power Facility

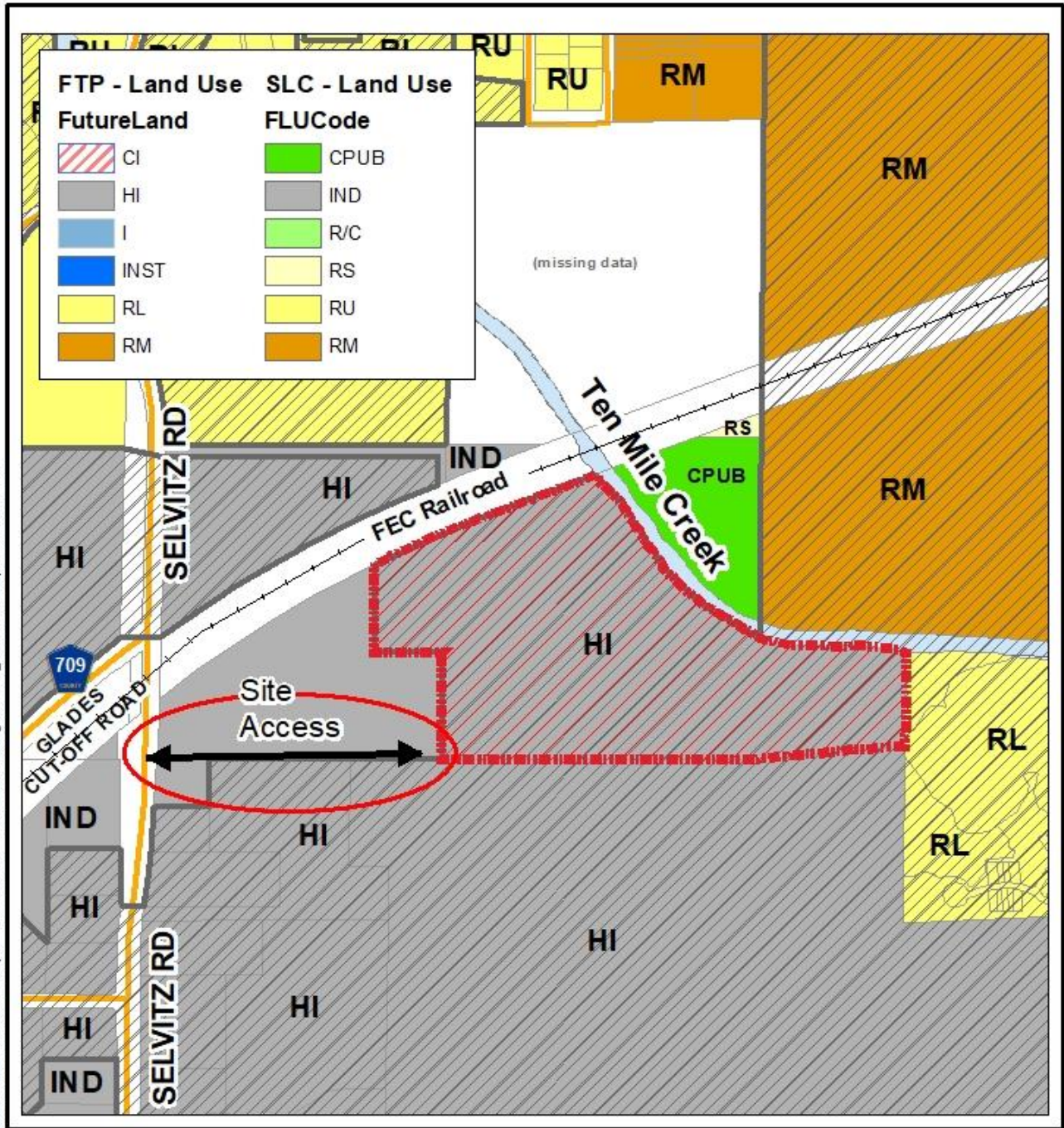


1 in = 600 ft

MAP C
Aerial Map
(close view)



LULPEPPEL & FERRERO, INC.
CONSULTING ENGINEERS | LAND SURVEYORS



BHT Properties Group, LLC

Legend

- BHT Properties Parcel
- City Limits - Ft. Pierce
- Fort Pierce

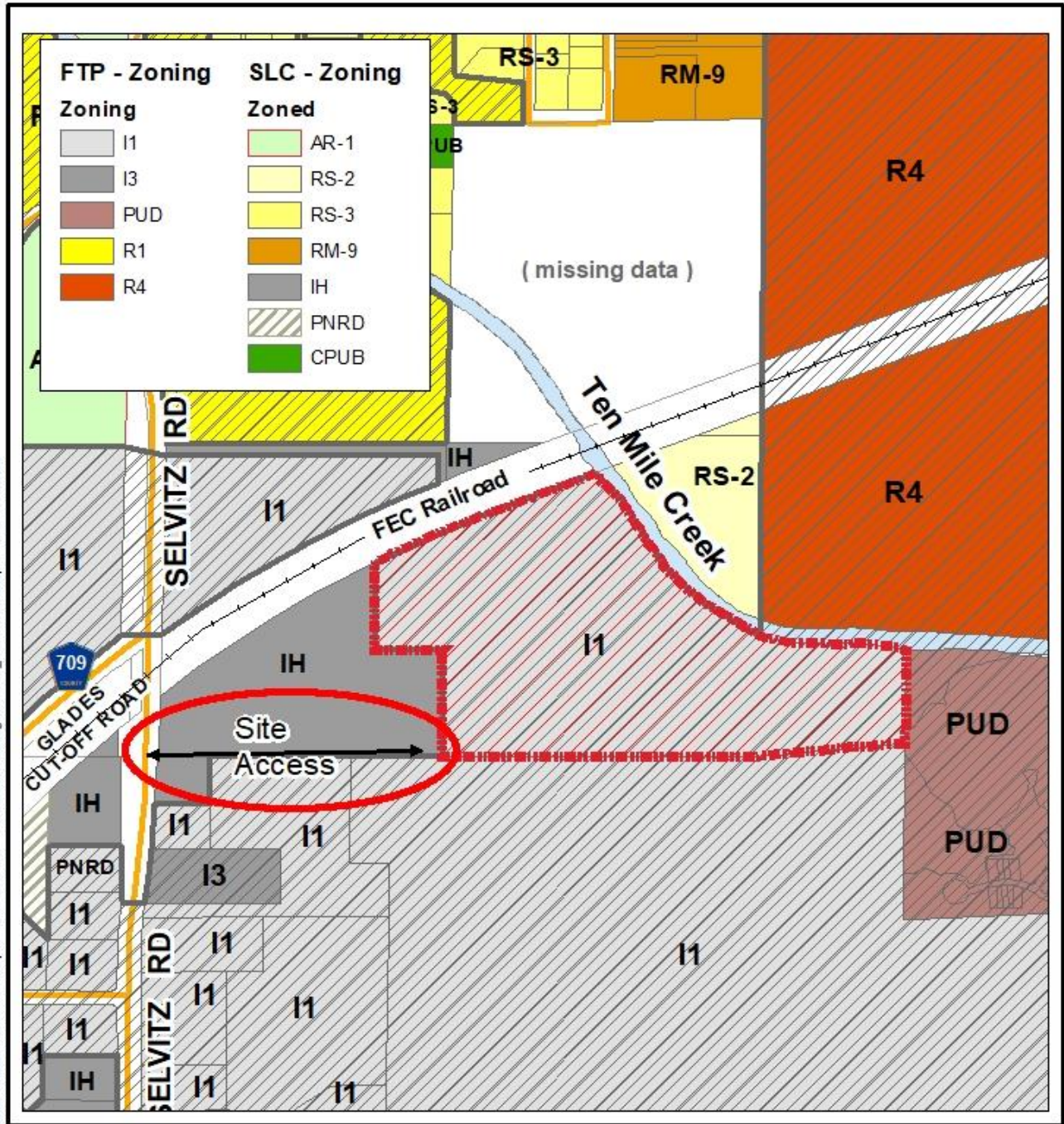
FacilityType

- School
- Government
- Power Facility

1 in = 600 ft

MAP D
Future Land Use

LULPEPPEL & TERPERRY, INC.
CONSULTING ENGINEERS | LAND SURVEYORS



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<h2>BHT Properties Group, LLC</h2>		<p>1 in = 600 ft</p>	<p>MAP E Area Zoning (existing)</p> <p>LULPEPPEL & FERRERRI, INC. CONSULTING ENGINEERS - LAND SURVEYORS</p>
<p>Legend</p> <ul style="list-style-type: none"> BHT Properties Parcel City Limits - Ft. Pierce Fort Pierce 	<p>FacilityType</p> <ul style="list-style-type: none"> School Government Power Facility 		



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BHT Properties Group, LLC

Legend

BHT Properties Parcel

City Limits - Ft. Pierce

Fort Pierce

FacilityType

School

Government

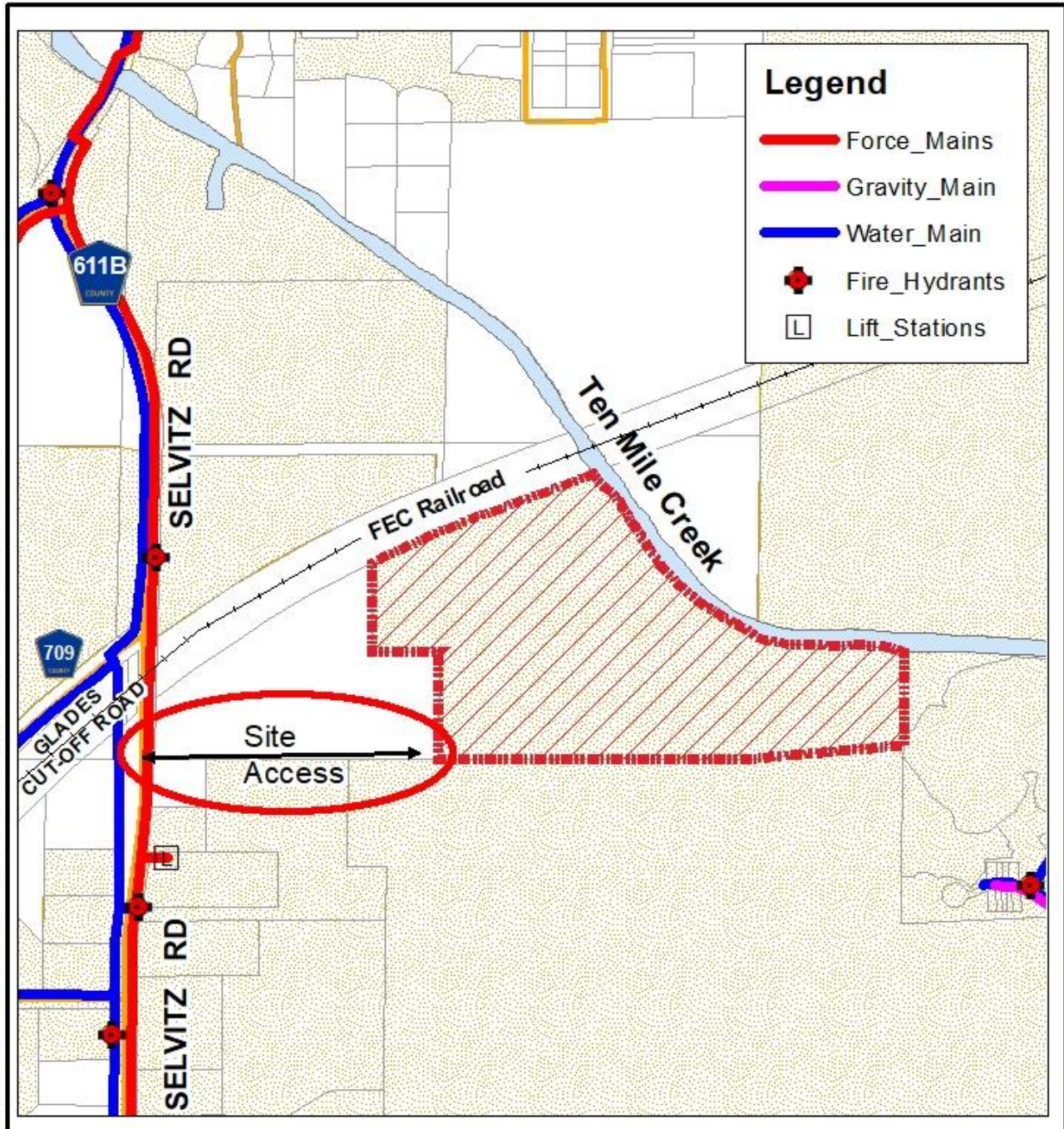
Power Facility



1 in = 600 ft

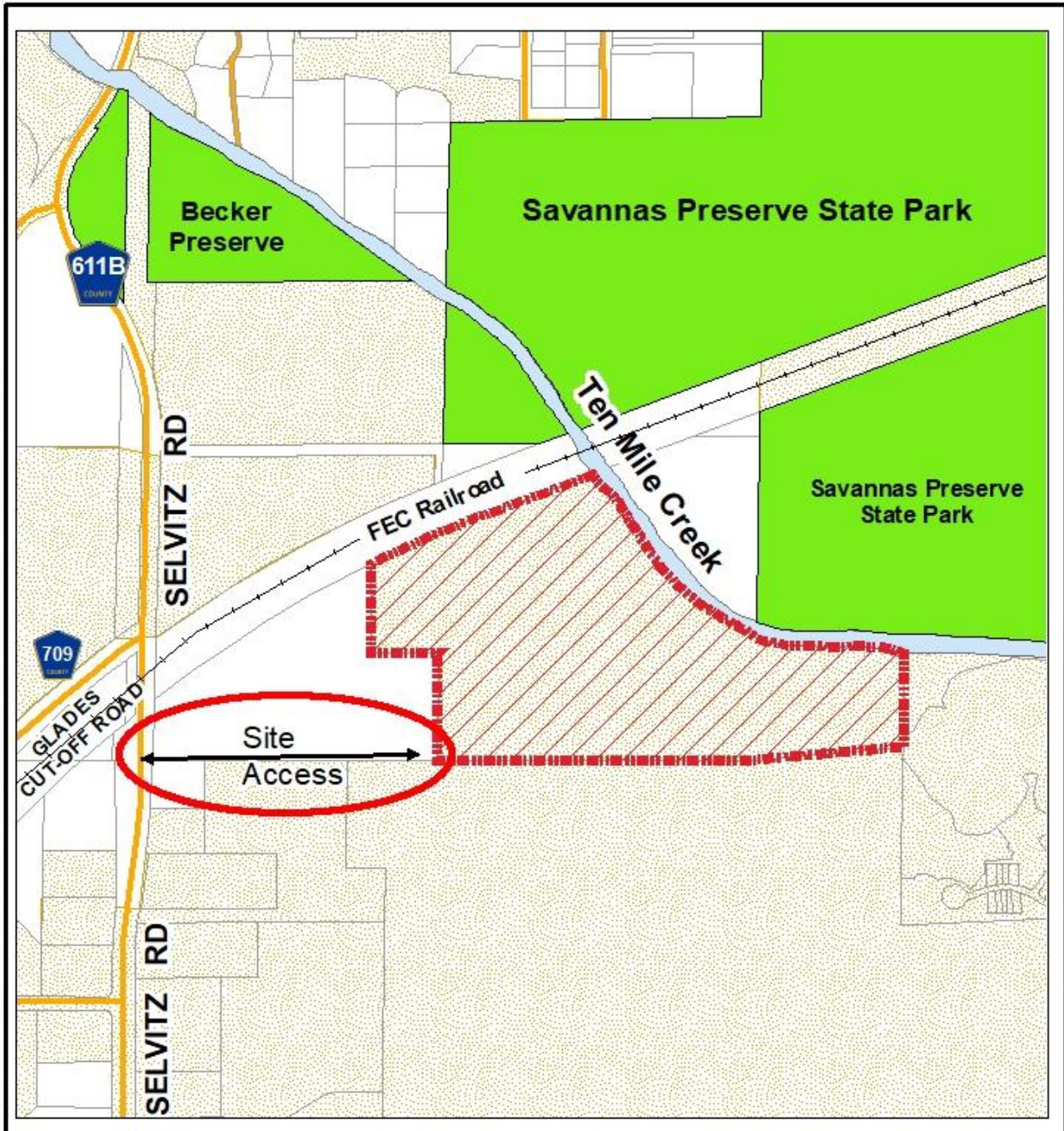
**MAP F
Flood Zones**





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<h2>BHT Properties Group, LLC</h2> <p>Legend</p> <ul style="list-style-type: none"> BHT Properties Parcel City Limits - Ft. Pierce Fort Pierce 		<p>FacilityType</p> <ul style="list-style-type: none"> School Government Power Facility 		<p>MAP G Utility Services</p>
<p>1 in = 600 ft</p>				



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<h2>BHT Properties Group, LLC</h2>			<p>MAP H Public Lands</p>
<p>Legend</p> <p> BHT Properties Parcel</p> <p> City Limits - Ft. Pierce</p> <p> Fort Pierce</p>			
<p>FacilityType</p> <p> School</p> <p> Government</p> <p> Power Facility</p>			