

Treasure Coast Title & Escrow

426 Avenue A • Fort Pierce, FL 34950

(772) 461-7190 • Fax (772) 461-0487

PROPERTY INFORMATION REPORT

(Ownership and Encumbrances Search)

Chicago Title Insurance Company has caused to be made a search of the Public Records of St. Lucie County, Florida, ("Public Records"), from 05/30/1988, through 05/30/2018 5:00 PM, as to the following described real property lying and being in the aforesaid County, to-wit:

A tract or parcel of land located in Section 35, Township 34 South, Range 40 East, St, Lucie County, Florida, and being part of Tract No. 1, Fort Fierce Harbor Project, Florida (Portion of Tract No. 8801-E-MSAL-6-1CW, Jacksonville, to Miami, Florida), as Surveyed by Albritton, Fowler and Kirby, Inc. Oct. 1989, and described as follows:

Commencing at the Northwest Corner of Section 35, Township 34 South, Range 40 East, and run S89°49'01"E, 1556.56 feet to a point on said Section Line; Thence S00°10'59"W, 1908.70 feet to the Place of Beginning; Thence from said Point of Beginning, N58°59'38"E, 166.32 feet; Thence S75°40'00"E, 200.00 feet; Thence S54°07'50"W, 159.37 feet to the high water/vegetation mark; Thence continuing in a Southerly direction along said high water/vegetation mark the following courses and distances S84°49'25"W, 52.31 feet; S70°54'43"W, 140.75 feet; S54°05'42"W, 25.90 feet; N35°54'18"W, 72.65 feet; N32°50'14"E, 76.58 feet, to the Point and Place of Beginning

As of the effective date of this Report, the apparent record Fee Simple title owner(s) to the above-described real property is/are:

City of Fort Pierce, Florida, a Municipal corporation

by virtue of Deed recorded in Deed Book 81 page 111

The following liens against the said real property recorded in the aforesaid Public Records have been found:

None

For Information

1. Phosphate, Minerals, Metals and Petroleum Reservations and Reservation of Road Rights of Way in favor of the State of Florida, through the Trustees of the Internal Improvement Fund, as set forth in that certain Deed recorded July 24, 1929 in Deed Book 81, Page 111. (Note: As to said reservation, the reservation for mining and exploration have been modified by the release of the right of entry into the insured premises, as contained in Section 270.11 of the Florida Statutes)
2. Grant in Perpetuity for Deposit of Spoil in Connection with the Maintenance of Fort Pierce Harbor recorded January 12, 1937, in Deed Book 90, Page 37.
3. Grant in Perpetuity for Deposit of Spoil in Connection with the Maintenance of Fort Pierce Harbor recorded September 30, 1958 in Deed Book 241 page 25
4. Lease Agreement recorded April 30, 1992, in Official Records Book 787, Page 2909.

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5. Lease of Little Jim Bridge Fish Camp Property recorded August 5, 1993, in Official Records Book 853, Page 2073.


NOTE: 2017 Real Property Taxes in the gross amount of \$453.60 are paid, under Tax I.D. No. 1434-100-0000-020/9.

Public Records shall be defined herein as those records currently established under the Florida Statutes for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without knowledge.

This Report shows only matters disclosed in the aforesaid Public Records, and it does not purport to insure or guarantee the validity or sufficiency of any documents noted herein; nor have the contents of any such documents been examined for references to other liens or encumbrances. This Report is not to be construed as an opinion, warranty, or guarantee of title, or as a title insurance policy; and its effective date shall be the date above specified through which the Public Records were searched. This Report is being provided for the use and benefit of the Addressee(s) only, and it may not be used or relied upon by any other party. This Report may not be used by a Chicago Title Insurance Company agent for the purpose of issuing a Chicago Title Insurance Company title insurance commitment or policy.

This Report is not title insurance. Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified by name in the property information report as the recipient(s) of the property information report.

Fee & Fee, PLLC
DBA Treasure Coast Title & Escrow



Frank H. Fee, IV, Esquire

Treasure Coast Title & Escrow

426 Avenue A • Fort Pierce, FL 34950

(772) 461-7190 • Fax (772) 461-0487

June 25, 2018

City of Fort Pierce
Attn: Margaret M. Arraiz, Code Compliance Manager
100 North US 1
Fort Pierce, FL 34950

RE: City of Fort Pierce
Parcel ID No. 1434-100-0000-020/9
File No. 18-098

Ownership & Encumbrances Search: \$ 180.00

TRUSTEES OF THE INT. IMP. FUND OF FLA. TO CITY OF FORT PIERCE
INTERNAL IMPROVEMENT FUND, STATE OF FLORIDA

DEED NO. 17, 895.

KNOW ALL MEN BY THESE PRESENTS: That the undersigned, the Trustees of the Internal Improvement Fund of the State of Florida, under and by virtue of the authority of Section 1061 of the Revised General Statutes of Florida, and according to the provisions and procedure provided for in Section 1062 of the Revised General Statutes of Florida, and for and in consideration of the sum of Five Thousand Nine Hundred Forty-Five & 37/100 Dollars, to them in hand paid by City of Fort Pierce St. Lucie County, Florida, receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed to the said City of Fort Pierce in St. Lucie County, Florida, and its successors, for public and municipal purposes only, forever, the following described lands, to-wit:

Beginning at a point on the North boundary of Section 34, Township 34 South, Range 40 East, 2,008 feet West of the N. E. Corner;
Run South 3,000 feet;
Thence South 41 degrees, 25 minutes, East, 3,041 feet to S. E. corner of Section 34; thence East along South boundary of Sec. 35, 1,200 feet;
Thence North 74 degrees 00 minutes East 3,200.00 feet;
Thence North 24 degrees 00 minutes East 800.00 feet;
Thence North 57 degrees 11 minutes West 2,709.00 feet;
Thence North 15 degrees 05 minutes West 2,222.60 feet;
Thence North 75 degrees 12 minutes West 615.60 feet;
Thence South 59 degrees 23 minutes West 166.50 feet;
Thence North 67 degrees 23 minutes West 984.10 feet;
Thence North 54 degrees 01 minute East 128.00 feet;
Thence North 43 degrees 43 minutes East 734.80 feet;
Thence North 20 degrees 06 minutes East 537.20 feet;
Thence North 21 degrees 12 minutes West 345.80 feet;
Thence South 55 degrees 56 minutes West 300.00 feet;
Thence South 40 degrees 14 minutes West 200.00 feet;
Thence South 17 degrees 00 minutes West 137.90 feet;
Thence South 66 degrees 22 minutes West 887.10 feet;
Thence South 72 degrees 47 minutes West 64.20 feet;
Thence North 47 degrees 12 minutes West 1,362.00 feet;
Thence West 1,008.00 feet;

to the point of beginning as above described; containing 475.63 acres, more or less.

All lying and being in Sections 34 and 35, Township 34 South, Range 40 East, St. Lucie County, Florida.

The same being Tract No. 3 Saint Lucie County, Submerged lands of Internal Improvement Fund of the State of Florida.

TO HAVE AND TO HOLD the said above mentioned and described land and premises, and all the title and interest of the Trustees therein as granted to them by Section 1061 of the Revised General Statutes of Florida, unto the said City of Fort Pierce and its successors, for public and municipal purposes only forever.

SAVING AND RESERVING unto the Trustees of the Internal Improvement Fund of Florida, and their successors, an undivided three-fourths interest in and title in and to an undivided

three-fourth interest in all the phosphate, mineral and metals that are or may be in, on or under the said above described lands, and an undivided one-half interest in and title in and to an undivided one-half interest in all the petroleum that is or may be in or under the said above described land, with the privilege to mine and develop the same.

IN WITNESS WHEREOF, The Trustees of the Internal Improvement Fund of the State of Florida have herunto subscribed their names and affixed their seals and have caused the seal of the DEPARTMENT OF AGRICULTURE OF THE STATE OF FLORIDA, to be herunto affixed, at the Capitol, in the City of Tallahassee, on this the 28th. day of May, A. D. Nineteen Hundred and Twenty-Nine.

(Seal of Dept. of Agr. State of Fla.)

Doyle E. Carlton (SEAL)
Governor.
Ernest Amos (SEAL)
Comptroller.
W. V. Knott (SEAL)
Treasurer.
Fred H. Davis (SEAL)
Attorney-General.
Nathan Mayo (SEAL)
Commissioner of Agriculture.

Filed and recorded this 24 day of July, A. D. 1929, at 9 A. M.

(Ct. Ct. Seal)

P. G. Eldred, Clerk Circuit Court
By *Cornelia Keen* D. C.

FLEM O. DAME SPECIAL MASTER TO CITY OF FT. PIERCE
MASTER'S DEED

THIS INDENTURE, Made the 6th day of May, 1929, between FLEM O. DAME, as SPECIAL MASTER IN CHANCERY, of the first part, and CITY OF FORT PIERCE, a municipal corporation of Florida, of the second part:

WHEREAS, the Circuit Court of the 31st Judicial Circuit of the State of Florida, in and for the County of St. Lucie, in Chancery, on the 8th day of March, 1929, among other things ordered, adjudged and decreed, in a certain cause then pending in the said Court, between FRANCES L. MCGARTY, as Guardian of the minor heirs of D. T. MCGARTY, deceased, complainant, and A. G. WYNN, ET UX., ET AL defendants, that the mortgaged premises mentioned in said decree, and hereinafter particularly described, be sold by said Master, at public auction, the said Master first giving four weeks' notice notice of the time and place of sale, in a newspaper published at Fort Pierce, Florida, in the said State, to-wit, the Fort Pierce News-Tribune.

AND WHEREAS, the said Special Master, Flem O. Dame, and party of the first part to these presents, in pursuance of the said order and decree of the said Court in Chancery, did, on the 6th day of May, 1929, sell at public auction the said mortgaged premises, hereinafter particularly described, having first given previous notice of the time and place of sale, with a description of the said premises, agreeable to the order aforesaid; at which sale the said mortgaged premises, hereinafter particularly described, were sold to the said party of the second part for the sum of NINE HUNDRED TWENTY-FOUR & 48/100 (\$924.48) dollars, that being the highest sum bidden for the same.

NOW, THEREFORE, THIS INDENTURE WITNESSETH: That the said Special Master, in order to carry into effect the said sale so made as aforesaid, in pursuance of the said decree of the said Court of Chancery, in consideration of the premises, and of the said sum of NINE HUNDRED TWENTY-FOUR & 48/100 (\$924.48) dollars, paid at the time of the execution hereof, by the said

GRANT IN PERPETUITY FOR DEPOSIT OF SPOIL IN CONNECTION WITH THE MAINTENANCE OF FORT PIERCE HARBOR ST. LUCIE COUNTY, FLORIDA

City of Fort Pierce to United States of America

MSA SL-6

STATE OF FLORIDA) COUNTY OF ST. LUCIE) ss

KNOW ALL MEN BY THESE PRESENTS THAT:

WHEREAS, by an instrument, called a grant, dated November 28th, 1936, filed January 12th, 1937; Register 8874 in Deed Book 90, Page 37, St. Lucie County Records, the City of Fort Pierce, Florida, called the Grantor in said instrument, did grant and convey to the United States the perpetual right and easement to deposit upon that certain tract of land (which is fully described in the aforesaid grant) spoil and/or other material dredged by the United States incident to the improvement of the turning basin and channels of Fort Pierce Harbor in accordance with reports published in House Document No. 21, 74th Congress, 1st Session, and

WHEREAS, the Intracoastal Waterway from Jacksonville to Miami, Florida, duly adopted and authorized by Congress as a Federal project by the River and Harbor Acts of January 21, 1927, and July 3, 1930, traverses the aforesaid harbor, and is an important auxiliary element in the commerce and navigation of the said harbor, and

WHEREAS, in the River and Harbor Act of Congress approved March 2, 1945, provision was made for the further improvement of the said Intracoastal Waterway in accordance with report published in House Document No. 740, 79th Congress, 2nd Session, subject to the condition, among others, that local interests provide spoil disposal areas needed for new work and for subsequent maintenance when and as required;

NOW. THEREFORE, in consideration of the benefits to accrue to the Grantor as the result of the improvement and maintenance of the said Waterway as an important auxiliary element of the aforesaid harbor, and in order to facilitate the United States in the improvement and maintenance of the aforesaid Waterway, the Grantor does hereby extend the scope of the basic grant hereinabove first mentioned (Register 8874), and does hereby grant and convey to the United States the perpetual right and easement to deposit spoil or dredged material upon any portions of the tract described in the basic grant hereinabove first mentioned, subject, however, to the terms and/or conditions applicable to the deposit of material dredged incident to the improvement of the harbor, all as set forth in the aforesaid grant.

IN WITNESS WHEREOF, we, the Mayor-Commissioner and the City Clerk of the City of Fort Pierce, Florida, in accordance with authorization by a resolution adopted by the City Commission of the City of Fort Pierce, Florida, assembled in regular meeting the 9th day of June, 1958, have caused this instrument to be executed and have subscribed hereunto the name of said city and affixed hereunto and attested the corporate seal of said city, in the presence of witnesses on this 10th day of June A. D. 1958.

Signed, sealed and delivered in the presence of [Signature] Approved as to Form & Correctness

CITY OF FORT PIERCE, GRANTOR By: [Signature] Mayor-Commissioner

Attest: [Signature] City Clerk

By: [Signature] Attorney

Doc 21

RESOLUTION NO. 1773

BE IT RESOLVED By the City Commission of the City of Fort Pierce, Florida, that the Mayor-Commissioner and Director of Finance be and they are hereby authorized and directed to execute a Grant in Perpetuity for deposit of spoil in connection with the maintenance of Fort Pierce Harbor, St. Lucie County, Florida, with the United States of America.

This is to certify that the above and foregoing is a true and accurate copy of Resolution No. 1773 unanimously passed by the City Commission of the City of Fort Pierce at a regular meeting held June 9, 1958.

Witness my hand and official seal of the City of Fort Pierce, this the 10th day of June, A.D. 1958.

D. C. Huskey

CITY CLERK

(SEAL)

THE STATE OF FLORIDA)
COUNTY OF ST. LUCIE)

I HEREBY CERTIFY that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments Alto Adams and his wife Carra Adams, to me well known and known to me to be the individuals described in and who executed the foregoing deed, and they acknowledged before me that they executed the same freely and voluntarily for the purposes therein expressed.

AND I FURTHER CERTIFY that the said Carra Adams, known to me to be the wife of the said Alto Adams, on a separate and private examination taken and made by and before me, separately and apart from her said husband, did acknowledge that she made herself a party to said deed for the purpose of renouncing, relinquishing and conveying all her right, title and interest, whether of dower, homestead or of separate property, statutory or equitable, in and to the lands described therein, and that she executed the said deed freely and voluntarily and without any compulsion, constraint, apprehension or fear of or from her said husband.

WITNESS my hand and official seal at Fort Pierce, County of St. Lucie, and State of Florida, this 18th day of November A.D. 1936

(Notary seal)

Helen J. Groh (Eana)
Notary Public

My commission expires July 31, 1939

Filed and recorded this the 6th day of January A.D. 1937 at 2:25 P.M.

(Cl. Ct. seal)

W.R. LOTT, CLERK CIRCUIT COURT

BY Jesse Hambleton J.C.

Record Verified

8874

GRANT IN PERPETUITY FOR DEPOSIT OF SPOIL IN CONNECTION

WITH THE MAINTENANCE OF FORT PIERCE HARBOR, ST. LUCIE COUNTY, FLORIDA

City of Fort Pierce.

to

United States of America

STATE OF FLORIDA) ss.
COUNTY OF ST. LUCIE)

KNOW ALL MEN BY THESE PRESENTS THAT:

WHEREAS, in the River and Harbor Act of Congress, approved August 30, 1935, provision was made for deepening and widening the turning basin and the channels at the inlet and across the Indian River, Fort Pierce Harbor, Fla., in accordance with reports submitted in House Document No. 21, Seventy-Fourth Congress, first session, subject to the condition, among others that local interests provide suitable areas for the disposal of dredged material during construction and subsequent maintenance, and

WHEREAS, the undersigned Grantor is the true and lawful owner of the certain tract or parcel of land situated in St. Lucie County, State of Florida, more particularly designated as follows:

Beginning at a point on the north boundary of Section 34, Township 34 South, Range 40 East, 2,008 feet West of the NE corner; run South 3,000 feet; thence South 41 degrees 26 minutes East 3,041 feet to SE corner of Section 34; thence East along South boundary of Section 35, 1,800 feet; thence North 74 degrees 00 minutes East 3,200.00 feet; thence North 24 degrees 00 minutes East 800.00 feet; thence North 57 degrees 11 minutes West 2,709.00 feet; thence North 16 degrees 05 minutes West 828.60 feet; thence North 75 degrees 18 minutes West 615.60 feet; thence South 59 degrees 23 minutes West 166.50 feet; thence North 67 degrees 23 minutes West 984.10 feet; thence North 54 degrees 01 minute East 128.00 feet; thence North 43 degrees 43 minutes East 734.80 feet; thence North 20 degrees 06 minutes East 537.20 feet; thence North 21 degrees 12 minutes West 345.80 feet; thence South 55 degrees 56 minutes West 300.00 feet; thence South 40 degrees 14 minutes West 200.00 feet;

thence South 17 degrees 00 minutes West 137.90 feet; thence South 66 degrees 22 minutes West 887.10 feet; thence South 72 degrees 47 minutes West 64.20 feet; thence North 47 degrees 12 minutes West 1,382.00 feet; thence West 1,008.00 feet to the point of beginning as above described; containing ^{Township 34} 475.63 acres, more or less. All lying and being in Sections 34 and 35, South, Range 40 East, St. Lucie County, Florida; the same being Tract No. 3, St. Lucie County, submerged lands of Interhal Improvement Fund of the State of Florida, deeded to the City of Fort Pierce by the State of Florida, recorded in Deed Book 81, page 111, in the current public records of St. Lucie County, Florida, as is more clearly shown on plat attached hereto and made a part of this description, and

WHEREAS, the Grantor has the right and power to execute this covenant and release,

NOW, THEREFORE, in consideration of the benefits to accrue to the Grantor in added convenience for the use of said harbor and the enhanced value that will result to the lands of the Grantor as the result of the enlargement and maintenance thereof, and in order to facilitate the United States in the enlargement and maintenance of the said harbor, the Grantor hereby grants and conveys to the United States the perpetual right and easement to deposit spoil or dredged materials upon any portions of the above described tract, provided that no spoil or dredged material shall be placed on any area above 7 feet in elevation from local mean low water at the time such deposit is commenced, and the further perpetual right and easement to enter upon and lay temporary pipe lines upon and across those portions of the above described tract to which the above provision may at any time apply, provided that no permanent damage shall thereby be done to improvements on those portions of the tract,

RESERVING however, to the City of Fort Pierce and its assigns the right to improve, sell, lease, or otherwise dispose of any portions of the tract which may at any time be above 7 feet in elevation above local mean low water, and all such other rights and privileges that may be enjoyed without interfering with or abridging the right and easement hereby conveyed to the United States.

The said Grantor hereby waives and releases the United States of America, its officer, agents, servants and contractors from liabilities for any and all damages which may result to the lands and premises hereinabove described by reason of the enlargement and maintenance of said harbor and the deposit of dredged material; this waiver and release of damages being intended as a continuing covenant which shall run with the land and be binding on the Grantor and its successors in ownership of said land.

IN WITNESS WHEREOF, we, the Mayor-Commissioner and City Clerk of the City of the City of Fort Pierce, Florida, in accordance with authorization by a resolution adopted by the City Commission of the City of Fort Pierce, Florida, assembled in regular meeting the 12th day of February A.D. 1936 have caused this instrument to be executed and have subscribed hereunto the name of said city and affixed hereunto and attested the corporate seal of said city, in the presence of witnesses on this 28th day of November A.D. 1936

Signed, sealed and delivered in our presence

E.O. Denison
O.F. Ordway

(corporate seal)
seal

City of Fort Pierce, Grantor
By J.K. Walker,
Mayor-Commissioner

Attest:
H.M. Horton,
City Clerk

State of Florida
County of St. Lucie

I hereby certify that on this day appeared before me, an officer duly authorized to administer oaths and take acknowledgments J.K. Walker and H.M. Horton to me well known and known to me to be the persons described in and who executed the foregoing deed and they acknowledged before me that they executed the same freely and voluntarily for the purposes therein expressed, and that they are the Mayor-Commissioner and City Clerk, respectively of the City of Fort Pierce, Florida, a corporation organized and existing under the laws of

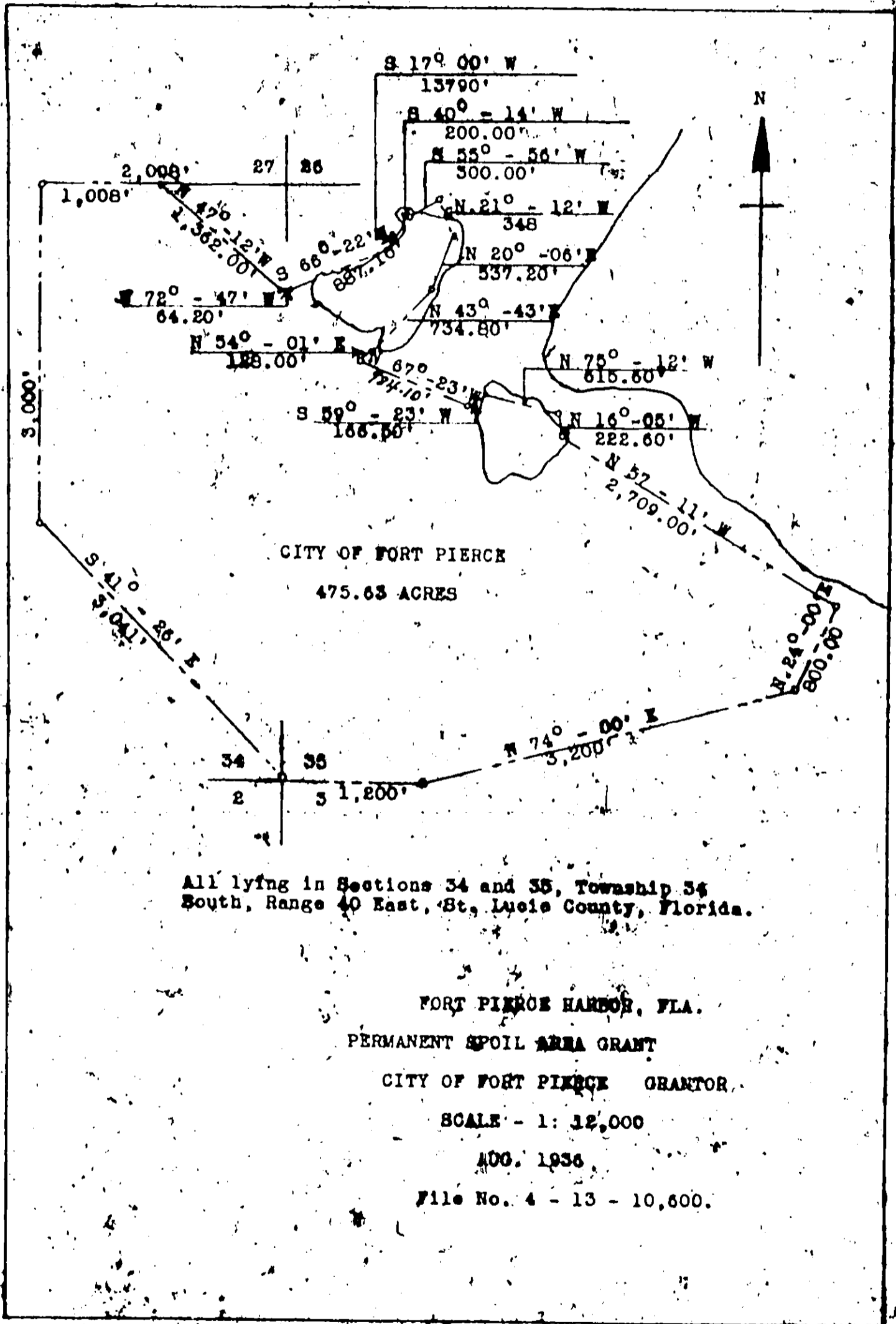
the State of Florida, that as such officers they are duly authorized to execute said instrument as aforesaid, and that said instrument is the act and deed of said corporation.

Witness my hand and official seal at Fort Pierce, County and State aforesaid, this 23 day of Nov. A.D. 1936

(Notary seal)

C.F., Ordway

Notary Public, State of Florida at Large
My commission expires Dec. 30, 1936



Filed and recorded this the 12th day of January A.D. 1937 at 2:53 P.M.

(Ct. Ct. Seal)

W.H. LOTT, CLERK CIRCUIT COURT

BY Jessie Hainblaton D.C.

Record Verified

TRUSTEES OF THE INT. IMP. FUND OF FLA. TO CITY OF FORT PIERCE
INTERNAL IMPROVEMENT FUND, STATE OF FLORIDA

DEED NO. 17, 895.

KNOW ALL MEN BY THESE PRESENTS: That the undersigned, the Trustees of the Internal Improvement Fund of the State of Florida, under and by virtue of the authority of Section 1061 of the Revised General Statutes of Florida, and according to the provisions and procedure provided for in Section 1062 of the Revised General Statutes of Florida, and for and in consideration of the sum of Five Thousand Nine Hundred Forty-Five & 37/100 Dollars, to them in hand paid by City of Fort Pierce St. Lucie County, Florida, receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed to the said City of Fort Pierce in St. Lucie County, Florida, and its successors, for public and municipal purposes only, forever, the following described lands, to-wit:

Beginning at a point on the North boundary of Section 34, Township 34 South, Range 40 East, 2,008 feet West of the N. E. Corner;
Run South 3,000 feet;
Thence South 41 degrees, 25 minutes, East, 3,041 feet to S. E. corner of Section 34; thence East along South boundary of Sec. 35, 1,200 feet;
Thence North 74 degrees 00 minutes East 3,200.00 feet;
Thence North 24 degrees 00 minutes East 800.00 feet;
Thence North 57 degrees 11 minutes West 2,709.00 feet;
Thence North 15 degrees 05 minutes West 2,222.60 feet;
Thence North 75 degrees 12 minutes West 615.60 feet;
Thence South 59 degrees 23 minutes West 166.50 feet;
Thence North 67 degrees 23 minutes West 984.10 feet;
Thence North 54 degrees 01 minute East 128.00 feet;
Thence North 43 degrees 43 minutes East 734.80 feet;
Thence North 20 degrees 06 minutes East 537.20 feet;
Thence North 21 degrees 12 minutes West 345.80 feet;
Thence South 55 degrees 56 minutes West 300.00 feet;
Thence South 40 degrees 14 minutes West 200.00 feet;
Thence South 17 degrees 00 minutes West 137.90 feet;
Thence South 66 degrees 22 minutes West 887.10 feet;
Thence South 72 degrees 47 minutes West 64.20 feet;
Thence North 47 degrees 12 minutes West 1,362.00 feet;
Thence West 1,008.00 feet;

to the point of beginning as above described; containing 475.63 acres, more or less.

All lying and being in Sections 34 and 35, Township 34 South, Range 40 East, St. Lucie County, Florida.

The same being Tract No. 3 Saint Lucie County, Submerged lands of Internal Improvement Fund of the State of Florida.

TO HAVE AND TO HOLD the said above mentioned and described land and premises, and all the title and interest of the Trustees therein as granted to them by Section 1061 of the Revised General Statutes of Florida, unto the said City of Fort Pierce and its successors, for public and municipal purposes only forever.

SAVING AND RESERVING unto the Trustees of the Internal Improvement Fund of Florida, and their successors, an undivided three-fourths interest in and title in and to an undivided

three-fourth interest in all the phosphate, mineral and metals that are or may be in, on or under the said above described lands, and an undivided one-half interest in and title in and to an undivided one-half interest in all the petroleum that is or may be in or under the said above described land, with the privilege to mine and develop the same.

IN WITNESS WHEREOF, The Trustees of the Internal Improvement Fund of the State of Florida have hereunto subscribed their names and affixed their seals and have caused the seal of the DEPARTMENT OF AGRICULTURE OF THE STATE OF FLORIDA, to be hereunto affixed, at the Capitol, in the City of Tallahassee, on this the 28th. day of May, A. D. Nineteen Hundred and Twenty-Nine.

(Seal of Dept. of Agr. State of Fla.)

Doyle E. Carlton (SEAL)
 Governor.
 Ernest Amos (SEAL)
 Comptroller.
 W. V. Knott (SEAL)
 Treasurer.
 Fred H. Davis (SEAL)
 Attorney-General.
 Nathan Mayo (SEAL)
 Commissioner of Agriculture.

Filed and recorded this 24 day of July, A. D. 1929, at 9 A. M.

(Ct. Ct. Seal)

P. G. Eldred, Clerk Circuit Court
 By *Cornelia Keen* D. C.

FLEM O. DAME SPECIAL MASTER TO CITY OF FT. PIERCE
 MASTER'S DEED

THIS INDENTURE, Made the 6th day of May, 1929, between FLEM O. DAME, as SPECIAL MASTER IN CHANCERY, of the first part, and CITY OF FORT PIERCE, a municipal corporation of Florida, of the second part:

WHEREAS, the Circuit Court of the 31st Judicial Circuit of the State of Florida, in and for the County of St. Lucie, in Chancery, on the 8th day of March, 1929, among other things ordered, adjudged and decreed, in a certain cause then pending in the said Court, between FRANCES L. MCGARTY, as Guardian of the minor heirs of D. T. MCGARTY, deceased, complainant, and A. G. WYNN, ET UX., ET AL defendants, that the mortgaged premises mentioned in said decree, and hereinafter particularly described, be sold by said Master, at public auction, the said Master first giving four weeks' notice notice of the time and place of sale, in a newspaper published at Fort Pierce, Florida, in the said State, to-wit, the Fort Pierce News-Tribune.

AND WHEREAS, the said Special Master, Flem O. Dame, and party of the first part to these presents, in pursuance of the said order and decree of the said Court in Chancery, did, on the 6th day of May, 1929, sell at public auction the said mortgaged premises, hereinafter particularly described, having first given previous notice of the time and place of sale, with a description of the said premises, agreeable to the order aforesaid; at which sale the said mortgaged premises, hereinafter particularly described, were sold to the said party of the second part for the sum of NINE HUNDRED TWENTY-FOUR & 48/100 (\$924.48) dollars, that being the highest sum bidden for the same.

NOW, THEREFORE, THIS INDENTURE WITNESSETH: That the said Special Master, in order to carry into effect the said sale so made as aforesaid, in pursuance of the said decree of the said Court of Chancery, in consideration of the premises, and of the said sum of NINE HUNDRED TWENTY-FOUR & 48/100 (\$924.48) dollars, paid at the time of the execution hereof, by the said

1178028

Rec Fee \$ 24.00 DOUGLAS DIXON
Doc Assump \$ _____ St. Lucie County
Doc Tax \$ _____ Clerk Circuit Court
Int Tax \$ _____ By JR
Dorothy Giera

LEASE AGREEMENT

THIS LEASE AGREEMENT, made and entered into this 1st day of March, 1992, in duplicate, by and between the CITY OF FORT PIERCE, FLORIDA, a Municipal Corporation, hereinafter referred to as "Lessor", and ALAN MINER and ROBERTA MINER d/b/a LITTLE JIM BAIT AND TACKLE, hereinafter referred to as "Lessee".

WITNESSETH:

FOR AND IN CONSIDERATION of the mutual promises, covenants and conditions herein contained to be kept and performed by each of the parties hereto, the parties hereto agree as follows:

1. Lessor hereby leases to the Lessee under the terms and conditions contained herein, that property lying and being in the City of Fort Pierce, St. Lucie County, Florida, more specifically described as follows:

Said property described in Exhibit A as attached hereto and incorporated by reference herein.

2. This Lease shall commence on the 1st day of March, 1992 and end on the 28th day of February, 1993, unless terminated earlier as hereinafter provided.

3. There is no option to renew contained in this Lease. However, this condition will not preclude the Lessee from applying to the Lessor for a new Lease at the end of the term or from participating in a bidding process if that is initiated by the Lessor in determining who shall lease this property in the future.

4. The Lessee covenants and agrees to pay in legal tender and lawful money of the United States, without demand, the monthly rental of \$100.00 per month. Said payments are to commence on March 1, 1992 and on the first of each month thereafter until the termination of this Lease. The monthly rental paid in this Lease also includes other considerations. One of these considerations is the settlement of a lawsuit entitled City of Fort Pierce, Florida, Plaintiff vs. Alan Miner and Roberta Miner, Defendants, Case No. 91-528-CA-13. There are still issues pending in this lawsuit dealing with a claim for the value of improvements constructed on the demised premises by the Lessee and a claim for rental or use of the premises by the Lessee for many years, said claim being by

PREPARED BY AND RETURN TO: E
JOHN T. BRENNAN, ESQUIRE
P. O. Box 1480
Fort Pierce, FL 34954

-Page 1-

OR 0787 PAGE 2909

the Lessor, and has been agreed by and between the parties that all claims dealing with said lawsuit will be settled and as part of the consideration for this one year Lease and a stipulation will be entered into upon the execution of this Lease agreeing to the dismissal of the lawsuit and all claims still remaining therein.

5. The Lessor shall have access to the demised premises to conduct reasonable investigations both of the property described herein and also as to other property owned by the Lessor of which the above described parcel is a small piece. The Lessor shall also have the right to investigate, examine and inspect the structures, buildings and other improvements located on the demised premises. Said right shall be exercised in a reasonable manner and shall be accomplished in such a way as not to interfere with the business operations of the Lessee.

6. The Lessee further covenants and agrees to maintain said property, and to keep said property in good appearance.

7. The Lessee shall provide and maintain liability insurance coverage on the described premises, listing the Lessor on said policy, in the amount of \$100,000/300,000. The Lessee shall furnish proof of insurance to the Director of Finance located in the City Hall of the City of Fort Pierce.

8. The Lessee may not assign this Lease or sublet the whole or any part of the demised premises without the written approval of the City Commission of the City of Fort Pierce, Florida.

9. The Lessee covenants and agrees to make no improper or illegal use of the demised premises and to conduct a business located thereon in a legal and proper manner.

10. The Lessee agrees to make necessary repairs to both the docks and the buildings, if required to do so to bring said structures up to City minimum code requirements. The Lessee further agrees that at no time will they allow mechanic's liens to be filed against said property, nor shall they in any way place a mortgage or any lien against said property for any repairs or for any loans that they might acquire.

11. The Lessee agrees to maintain current registrations, permits and licenses with the DER, DNR or other State agency.

12. The Lessee also agrees to obtain an occupational license and

Lessor agrees to furnish an occupational license for the one year period of this Lease.

13. The Lessee presently operates a fishing, tackle and bait store on said premises and Lessee agrees that they will and do hereby indemnify and save harmless the Lessor from any and all liability, damage, expense, cost of action, suits, claims or judgments for injury to persons or property of any and every nature arising out of the use of the demised premises, including the docks, the building and other structures located thereon or arising out of the management or control of said property.

14. The Lessee further agrees that it will not mortgage or sublet or in any way cause an easement to be placed on the above described property.

15. If at any time the Lessee fails to make the payments required hereunder or violates any of the covenants or provisions of this Lease, then a default shall occur and the Lessor shall have the right to immediate possession of said premises. In the event a lawsuit or legal action is necessary, the Lessee shall be responsible for reasonable attorney's fees and costs to the attorneys for the Lessor, including a reasonable cost for handling any appeals that are required.

16. Upon the termination of this Lease, the Lessee can remove all personal property, including equipment, located on the demised premises. The buildings and the docks will remain and will not be damaged or in any way diminished in value by the removal of said personal belongings or equipment by the Lessee. The Lessor can negotiate with the Lessee for the purchase of equipment or personal belongings that Lessee may desire to leave on the premises. If a satisfactory arrangement cannot be reached between the parties, then said property shall be removed.

17. The Lessor retains an easement on the premises described herein to maintain or improve any utilities which may be located in, over, on or above said property or on adjacent property owned by the Lessor.

18. The Lessee shall pay any real property taxes assessed against the leased premises. The Lessor shall join the Lessee in any application for tax exempt status for the leased premises.

19. Any change of use of said premises from the present existing use or any major improvements or changes in the docks, buildings or other

structures located on the premises must first be approved in writing by the Lessor.

20. The Lessee shall be responsible for maintenance of the docks, buildings and structures located on the demised premises and shall bring said structures up to Code if they are not already up to Code.

21. The Lessee shall be responsible for the payment of all utilities.

22. This Lease may be recorded by either party.

IN WITNESS WHEREOF, the Lessor and the Lessee have caused these presents to be executed, in duplicate, in their names and proper seals affixed where appropriate, and said execution is duly and properly authorized at the day and year first above written.

Signed, sealed and delivered in the presence of:

Karen White

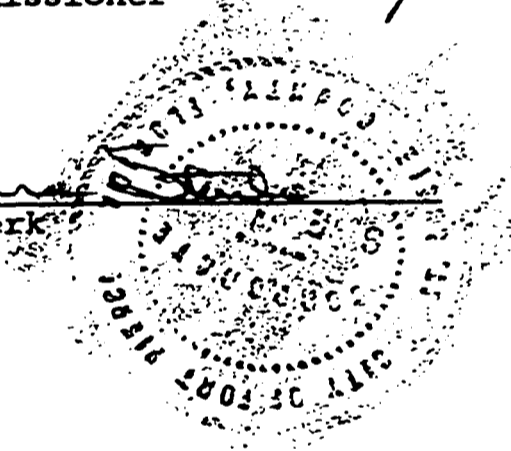
Bernie Perich
As to Lessor

CITY OF FORT PIERCE, FLORIDA
a Municipal Corporation

By: [Signature]
Mayor-Commissioner

ATTEST:

By: [Signature]
City Clerk



APPROVED AS TO FORM AND CORRECTNESS:

By: [Signature]
City Attorney

Signed, sealed and delivered in the presence of:

[Signature]

[Signature]
As to Lessee

By: [Signature]
Alan Miner, d/b/a Little
Jim Bait and Tackle
601 North Beach Causeway
Fort Pierce, FL 34949

[Signature]

[Signature]
As to Lessee

By: [Signature]
Roberta Miner, d/b/a Little
Jim Bait Tackle
601 North Beach Causeway
Fort Pierce, FL 34949

LEGAL DESCRIPTION:

A tract or parcel of land located in Section 35, Township 34 South, Range 40 East St. Lucie County, Florida, and being part of Tract No. 1, Fort Pierce Harbor Project, Florida (Portion of Tract No. 8801-E-MSAL-6-ICW Jacksonville to Miami, Florida), as Surveyed by Albritton, Fowler and Kirby, Inc. Oct. 1989, and described as follows:

Commencing at the Northwest Corner of Section 35, Township 34 South, Range 40 East, and runs $S89^{\circ}-49'-01''E$, 1556.56 feet to a point on said Section Line; Thence $S00^{\circ}-10'-59''W$, 1908.70 feet to the Place of Beginning; Thence from said Point of Beginning, $N58^{\circ}-59'-38''E$, 166.37 feet; Thence $S75^{\circ}-40'-00''E$, 200.00 feet; Thence $S54^{\circ}-07'-50''W$, 159.37 feet to the high water/vegetation mark; Thence continuing in a Southerly direction along said high water/vegetation mark the following courses and distances: $S84^{\circ}-49'-25''W$, 52.31 feet; $S70^{\circ}-54'-43''W$, 140.75 feet; $S54^{\circ}-05'-42''W$, 358.68 feet; and $S60^{\circ}-10'-58''W$, 189.39 feet to the Southerly R.O.W. line of State Highway Route A1A; Thence up and along the Southerly R.O.W. of said State Highway Route A1A, $N41^{\circ}-04'-30''E$, 576.39 feet; Thence $S67^{\circ}-49'-12''E$, 58.36 feet to the Point and Place of Beginning, containing 1.9 Acres more or less.

Excepting and reserving any rights of the public in and to State Highway Route A1A.

Being a portion of the same property over and upon which there was conveyed to the United States of America, without cost, a perpetual easement for deposit of dredged material by Grant in Perpetuity dated 28 November, 1936, of record in Deed Book 90, Page 37, of the Public Records of St. Lucie County, Florida, said grant having been executed by the City of Ft. Pierce, Florida, and by Grant in Perpetuity, dated 10 June, 1958, of record in Deed Book 241, Page 25, of the Public Records of St. Lucie County, Florida, said grant having been executed by the City of Ft. Pierce, Florida.

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FILED AS INDEXED
DOUGLAS L. BERRY
ST. LUCIE COUNTY, FLORIDA

Exhibit

A

890787 PAGE 2913

LEASE OF LITTLE JIM BRIDGE FISH CAMP PROPERTY

LEASE made this 3rd day of August, 1993, by and between THE CITY OF FORT PIERCE, a municipal corporation, hereinafter referred to as CITY, and ROBERTA L. MINER, hereinafter referred to as MINER.

WHEREAS, the CITY owns property lying south and east of State Highway A-1-A leading to the North Beach in an area in close proximity to what is known as Little Jim Bridge; and

WHEREAS, the CITY has agreed to lease a portion of that property as described on Exhibit A attached hereto containing 0.89 acres to MINER, said property generally known as the Little Jim Bridge Fish Camp or the Little Jim Bridge Bait and Tackle Shop; and

WHEREAS, MINER has agreed to lease said property from the CITY which includes the boat ramps, wooden deck canopy, fish camp buildings, docks, parking area and travel area; and

WHEREAS, the parties desire to enter into a lease agreement defining their rights, duties and liabilities relating to the premises.

THEREFORE, in consideration of the mutual covenants contained herein, the parties agree as follows:

1. Term of Lease. The CITY hereby leases to MINER for a period of five (5) years the property, buildings and docks as described herein, said property being known as the Little Jim Bridge Fish Camp or Little Jim Bridge Bait & Tackle Shop. The term of the Lease shall be for a period of five (5) years commencing May 1, 1993 and continuing through April 30, 1998.

2. Option to Renew. MINER shall have the option to renew this Lease on the condition that all terms and conditions have been met and will continue to be met during the term of said option. If any default occurs during the first five (5) years, this option shall be null and void. This option to renew would be for a period of five (5) years commencing May 1, 1998 and continuing through April 30, 2003. Written notice shall be served by MINER upon CITY at least six (6) months prior to the expiration of the term of this Lease notifying the CITY of the intention of MINER to renew said

Lease. The value of any facilities located on the premises or to be constructed during the first five (5) years of the term of this Lease will not be considered in arriving at a new rental price for said property. A new base rental charge will be established.

3. Second Option to Renew. MINER shall have a second option to renew for an additional term of five (5) years on the condition that no default has occurred either in the original term of the Lease or during the first five (5) year option period. If no default has occurred and if all conditions have been met by MINER, then MINER shall serve written notice upon the CITY at least six (6) months prior to the expiration of the first option to renew period advising the CITY of her to desire to exercise this second option to renew for another five (5) period. Again, the value of any facilities, buildings, docks or structures that are already on the property or that are constructed on the property during the term of the Lease or option period will not be considered in arriving at a new rental price for the second option period. A new base rental charge will be established.

4. Rent. MINER shall pay the sum of Five Hundred Seventy-Five Dollars (\$575.00) per month to the CITY OF FORT PIERCE for the rental of this property.

5. Operation of Facility. The City leases the land, including submerged lands which they own, the buildings, docks and parking area to MINER all as set out in the legal description that is attached hereto as Exhibit A and incorporated by reference. Also, there is attached hereto as Exhibit B a "Sketch and Description of a Parcel of Land" which shows a sketch of Parcel B and the legal description of Parcel B being the subject of this lease. These premises will be used for the operation of a bait and tackle business or a fish camp selling bait, fishing equipment of every kind and also selling groceries, beer, soda and various supplies and equipment used in fishing.

6. Activities Prohibited. All unlawful activities shall be prohibited and not carried on upon the leased premises. Specifically, any connection with drugs or with smuggling of drugs shall not be permitted and if that occurs a default in this Lease shall occur.

7. Leased Premises. The leased premises as stated above are set out in the legal description of what is known as Parcel B which is attached hereto and incorporated by reference on Exhibit A and designated as Parcel B of the Sketch which is revised map dated November 6, 1992. The rest of the CITY property including what is designated on the Sketch as Parcel A is not subject to this Lease and is not included within the demised premises.

8. Adjustment for Cost of Living Increase. Each year the rental charge shall be adjusted based on a cost of living increase as shown by the Consumer Price Index reflecting each year's increase from the date of this Lease to the end of each year. The base rental charge for each year will then increase according to the cost of living increase.

9. Maintenance and Repairs of the Facilities. MINER agrees to maintain and be responsible for the maintenance and repairs to the structures on the demised premises including the docks, fish camp building, outer buildings, fuel tanks, and parking lot. Said property shall be maintained in a proper manner and shall meet all City Code requirements. MINER shall be responsible for paying for all maintenance and repair costs. No mechanic's lien can be filed against the CITY's property by virtue of any repairs or construction done on the demised premises.

10. Insurance, Damage and Indemnification.

a. MINER shall maintain, during the entire term of this Agreement: (1) fire and extended coverage insurance on the buildings, docks and improvements to the maximum insurable value; and (2) public liability and property damage insurance in the minimum amount of \$1,000,000 per occurrence, naming the City of Fort Pierce as an additional insured and shall furnish a certificate from her insurance carrier which shall be maintained in

the office of the City Finance Director. Proceeds from any fire and extended coverage policy obtained as required in this paragraph shall be applied as provided in subparagraph b.

b. If the premises or any part of the premises, including the docks, shall be damaged by fire or other casualty, MINER shall immediately give notice of such damage to the CITY. If all or any part of the premises shall be damaged or destroyed by fire or other casualty, including hurricane, MINER may elect to either repair or replace the same, to the extent of insurance proceeds available to MINER or CITY under the policy described above, or MINER can elect to not make the repairs of the buildings or structures, including the docks, if the damage is too extensive. If MINER elects not to make the repairs, then MINER shall remove all destroyed docks or buildings at her own expense from the premises. That portion of the insurance proceeds that goes to the value of the buildings or structures shall be paid to the CITY. That portion of the insurance proceeds that go to the equipment or stock in the store or fish camp belonging to MINER shall go to MINER. Any repairs or replacement of any buildings or docks shall be made in a manner approved by the CITY, which approval shall not be unreasonably withheld, and the docks and buildings shall all be brought up to the Code requirements of the CITY and any state agencies.

11. Utilities. MINER shall be responsible for the payment of all utilities for the operation of Little Jim Bridge Fish Camp or Bait and Tackle Store and shall also be responsible for the extension of water and for the payment of the cost of extending the water to the property that is the subject of this Lease.

12. Non-Discrimination. Both parties to this Agreement agree not to discriminate against any person on the basis of race, religion, national origin, age, sex or marital status in the use of facilities pursuant to this Agreement.

13. Assignment or Sub-letting. MINER shall not have the right to sub-let or assign this Lease without the prior written permission of the CITY.

14. Mortgage. MINER shall not mortgage the facilities or its property or cause any unsatisfied liens to be placed on the property.

15. Notices. Any notice, payment or communication required or permitted to be given by any provision of this Agreement shall be in writing and shall be deemed to have been delivered and given for all purposes, whether or not the same is actually received, if sent by registered or certified mail, postage and charges prepaid, addressed to the parties at the following addresses:

AS TO THE CITY: City of Fort Pierce
ATTN: City Manager
ATTN: Director of Finance
100 North U.S. Highway One
P. O. Box 1480
Fort Pierce, FL 34954

WITH COPY TO: City Attorney
P. O. Box 1480
Fort Pierce, FL 34954

AS TO MINER: Roberta Miner
Little Jim Bridge Bait & Tackle
601 North Beach Causeway
Fort Pierce, FL 34949

WITH COPY TO: Kevin Hendrickson, Esq.
210 Orange Avenue
Fort Pierce, FL 34950

or to such other address as the parties may from time to time specify in writing. Any such notice may at any time be waived by the person entitled to receive such notice.

16. Binding Effect. Except as otherwise provided herein, this Agreement shall be binding upon and shall inure to the benefit of the parties hereto, and their personal representatives, successors and assigns.

17. Amendments. No amendment, modification, or waiver of this Agreement, or any part hereof, shall be valid or effective unless in writing and signed, and no waiver of any breach or condition of this Agreement shall be deemed to be a waiver of any other conditions or subsequent breach whether of like or different nature.

18. Further Documents. Each of the parties hereto hereby agree that they will execute and deliver such further instruments and do such further acts and things as may be necessary or desirable to carry out the purposes of this Agreement.

19. Sections-Captions. Sections and other captions contained in this Agreement are for reference purposes only and are in no way intended to describe, interpret, define or limit the scope, extent of intent of this Agreement or any provision hereof.

20. Whole Understanding. The Agreement contains a complete understanding of the parties hereto, notwithstanding any previous written or oral understanding between the parties on the same subject.

21. Governing Law. This Agreement and the rights of the parties shall be governed by and construed or enforced in accordance with the laws of the State of Florida.

22. Attorney's Fees. In the event of litigation growing out of this Lease Agreement, the prevailing party shall be entitled to receive all reasonable attorney's fees including attorney's fees for an appeal.

23. Parking Lot. MINER shall be responsible for placing fill in the parking lot and maintaining the parking area in a safe condition.

24. Marina Requirements. As to that portion of the submerged lands which is being conducted as a marina, it is the understanding of both parties that the marina operation was grandfathered in. If, however, the State should decide to charge a submerged land rental fee for any of the demised premises, then MINER shall become responsible for those additional charges.

25. Approval by all Local & State Agencies. MINER certifies that she has received approval from all local and state agencies for all of the operations on the demised premises and that she shall continue to secure and maintain the necessary permits for all of the commercial operations to take place on said premises. If at any time the permits are revoked or expire and she does not receive new permits, then the particular commercial operation such as the

sale of gas for fishing boats shall be terminated until compliance with the state requirements is met.

26. Responsibility for Environmental Contamination. MINER shall be fully responsible for any environmental contamination that results from her operations on the demised premises and shall hold the CITY harmless if any oil or gas spill occurs or any damage to the environment occurs as a result of the fish camp operations.

IN WITNESS WHEREOF, the parties hereto have executed this lease the day and year first above written.

THE CITY OF FORT PIERCE

By: *William R. Dannahower*
William R. Dannahower
Mayor

ATTEST:

Cassandra Steele
Cassandra Steele, City Clerk

APPROVED AS TO FORM AND CORRECTNESS

By: *John T. Breuney*
City Attorney

By: *Roberta Miner*
ROBERTA MINER

Charlene Moses
Witness as to Miner

Ken [Signature]
Witness as to Miner

STATE OF FLORIDA
COUNTY OF ST. LUCIE

BEFORE ME, the undersigned authority, personally appeared this day William R. Dannahower and Cassandra Steele, Mayor and City Clerk respectively of the City of Fort Pierce, who, upon first being duly sworn by me depose and say that they have executed the foregoing Lease on behalf of said municipal corporation and that they have the authority to do so.

WITNESS my hand and seal in the State and County aforesaid this 30th day of August, 1993.

Karen White
Notary Public
My commission expires: My Commission Expires July 25, 1994
Bonded Thru Troy Folia - Insurance Inc.

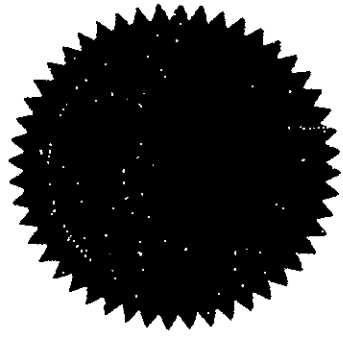
STATE OF FLORIDA
COUNTY OF ST. LUCIE

BEFORE ME, the undersigned authority, personally appeared this day ROBERTA MINER who, upon first being duly sworn by me deposes and says that she has read the foregoing lease and that she has executed same for the purposes expressed therein.

WITNESS my hand and seal in the State and County aforesaid this 21st day of July, 1993.

Charlene Moses
Notary Public Charlene Moses
My commission expires:
CC # 070401

NOTARY PUBLIC, STATE OF FLORIDA.
MY COMMISSION EXPIRES: Jan. 14, 1995.
BONDED THRU NOTARY PUBLIC UNDERWRITERS.



LEGAL DESCRIPTION

A tract or parcel of land located in Section 35, Township 34 South, Range 40 East, St. Lucie County, Florida, and being part of Tract No. 1, Fort Pierce Harbor Project, Florida (Portion of Tract No. 8801-E-MSAL-6-1CW, Jacksonville, to Miami, Florida), as Surveyed by Albritton, Fowler and Kirby, Inc. Oct. 1989, and described as follows:

Commencing at the Northwest Corner of Section 35, Township 34 South, Range 40 East, and run $S89^{\circ}-49'-01"E$, 1556.56 feet to a point on said Section Line; Thence $S00^{\circ}-10'-59"W$, 1908.70 feet to the Place of Beginning; Thence from said Point of Beginning, $N58^{\circ}-59'-38"E$, 166.32 feet; Thence $S75^{\circ}-40'-00"E$, 200.00 feet; Thence $S54^{\circ}-07'-50"W$, 159.37 feet to the high water/vegetation mark; Thence continuing in a Southerly direction along said high water/vegetation mark the following courses and distances: $S84^{\circ}-49'-25"W$, 52.31 feet; $S70^{\circ}-54'-43"W$, 140.75 feet; $S54^{\circ}-05'42"W$, 25.90 feet; $N35^{\circ}-54'-18"W$, 72.65 feet; $N32^{\circ}-50'-14"E$, 76.58 feet, to the Point and Place of Beginning, containing 0.89 Acres more or less.

Excepting and reserving any rights of the public in and to State Highway Route 1A.

Being a portion of the same property over and upon which there was conveyed to the United States of America, without cost, a perpetual easement for deposit of dredged material by Grant in Perpetuity dated 28 November, 1936, of record in Deed Book 90, Page 37, of the Public Records of St. Lucie County, Florida, said grant having been executed by the City of Ft. Pierce, Florida, and by Grant in Perpetuity, dated 10 June, 1958, of record in Deed Book 241, Page 25, of the Public Records of St. Lucie County, Florida, said grant having been executed by the City of Ft. Pierce, Florida.

Exhibit

A



Real Estate Account At 106 N CAUSEWAY DR, Fort Pierce

Real Estate Account #1434-100-0000-020/9 [Parcel details](#) [Latest bill](#) [Full bill history](#)

2017	2016	2015	2014	...	2003
PAID	PAID	PAID	PAID		PAID

Chris Craft Real Estate 2017 Annual Bill

[Print this bill \(PDF\)](#)

St. Lucie County Tax Collector Notice of Ad Valorem Taxes and Non-ad Valorem Assessments

Account number	Alternate key	Escrow code	Millage code
1434-100-0000-020/9	135948	—	0022

PAID 2017-11-29 \$435.46
Receipt #0189-20171129-000078

[Get Bills by Email](#)

PAYMENTS MUST BE MADE IN US FUNDS.

Owner
Ft Pierce City Of-Lessor-
Roberta-Lessee- Miner
PO Box 1480
Fort Pierce, FL 34954-1480

Situs address
106 N CAUSEWAY DR
Fort Pierce

Legal description
35 34 40 FROM NW COR OF SEC RUN S 89 DEG 49 MIN 01 SEC E 1556.56FT, TH S 00 DEG ...
Full legal available: [Parcel details](#)

Ad Valorem Taxes

Taxing authority	Millage	Assessed	Exemption	Taxable	Tax
County Parks MSTU	0.2313	678,300	678,300	0	\$0.00
Co Public Transit MSTU	0.1269	678,300	678,300	0	\$0.00
Erosion District E	0.0925	678,300	678,300	0	\$0.00
Law Enf,Jail,Judicial Sys	3.4538	678,300	678,300	0	\$0.00
Co General Revenue Fund	4.1077	678,300	678,300	0	\$0.00
Childrens Service Council	0.4765	678,300	678,300	0	\$0.00
St Lucie Co Fire District	3.0000	678,300	678,300	0	\$0.00
FL Inland Navigation Dist	0.0320	678,300	678,300	0	\$0.00
City of Fort Pierce	6.9000	678,300	678,300	0	\$0.00
School Discretionary	0.7480	678,300	678,300	0	\$0.00
School Capital Improvemnt	1.5000	678,300	678,300	0	\$0.00
School Req Local Effort	4.3260	678,300	678,300	0	\$0.00
Total	25.5211				\$0.00

Taxing authority	Millage	Assessed	Exemption	Taxable	Tax
Mosquito Control	0.2164	678,300	678,300	0	\$0.00
S FL Wtr Mgmt District	0.3100	678,300	678,300	0	\$0.00
Total	25.5211				\$0.00

Non-Ad Valorem Assessments

Levying authority	Rate	Amount
Fort Pierce Stormwater Mgmt Maint		\$453.60
Total		\$453.60

Combined taxes and assessments: \$453.60

If paid by:	Nov 30, 2017
Please pay:	\$0.00

PAID 2017-11-29 \$435.46
 Receipt #0189-20171129-000078

[Get Bills by Email](#)



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