

## 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:	East side of Selvitz Road, behind the Ft. Pierce Waste Transfer Station		
	Legal Description:	SEE ATTACHED		
2.	Property Tax ID(s):	2432-221-0002-000/6	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:	18.51	Acres	806,295.6
				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:	None at this time.		

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

Site is currently vacant. There is an existing Cell Tower in the eastern 1/3 of the project site.

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	Industrial - Heavy Equipment Yard	Industrial (County) Heavy Industrial (HI)	IH (Industrial Heavy) (County) I3 (Industrial Heavy) (City)
South	Industrial	Heavy Industrial (HI)	IH (Industrial Heavy) (County) I3 (Industrial Heavy) (City)
East	Vacant	Heavy Industrial (HI)	IH (Industrial Heavy) (County)
West	Misc. Industrial Uses	Heavy Industrial (HI)	IH (Industrial Heavy) (County) I3 (Industrial Heavy) (City) I1 (Industrial Light) (City)

	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)	95,610 sq ft (estimated @ 15,000 sf/acre) subject to site design & permitting	18.51	X Map # 12111C0179J Eff Date: 02/16/12
Proposed	Heavy Industrial (HI)	I-3 (Heavy Industrial)	95,610 sq ft (estimated @ 15,000 sf/acre) subject to site design & permitting	18.51	X Map # 12111C0179J Eff Date: 02/16/12

**II. Public Facilities Information:**

<b>A. Potable Water:</b>		
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	
<b>Demand Analysis</b>	<b>Maximum:</b>	
Current Zoning	Total gallons per day	11,951 gpd (maximum bldg. sq feet assumed at 95,610 sq ft)
Proposed Zoning	Total gallons per day	11,951 gpd (maximum bldg. sq feet assumed at 95,610 sq ft)
<b>Change in Demand</b>	<b>Total gallons per day</b>	0 gpd

<b>B. Wastewater:</b>		
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	
<b>Demand Analysis</b>	<b>Maximum</b>	
Current Zoning	Total gallons per day	9,560 gpd (maximum bldg. sq feet assumed at 95,610 sq ft)
Proposed Zoning	Total gallons per day	9,560 gpd (maximum bldg. sq feet assumed at 95,610 sq ft)
<b>Change in Demand</b>	<b>Total gallons per day</b>	0 gpd

<b>C. Parks and Recreation (Residential Classifications Only):</b> (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

<b>D. Public Schools (Residential Classifications Only):</b> 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

<b>E. Solid Waste:</b> 2 yard serves 15 units, 4 yard serves 30 units, 6 yard serves 45 units, 8 yard serves 60 units	
<b>Demand Analysis</b>	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. The subject site is presently zoned for industrial use (County classification). Both the current County industrial classification and the proposed City industrial classification provide for similar lot coverage's with impervious areas. Site stormwater needs will be addressed at the time of building permit/ site plan application (as appropriate).

**G. Transportation Analysis:**

Most recent ITE Code for use; HCM Roadway Capacity

Demand Analysis	AADT	AM/PM Peak Hour Trips
	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	143 Trips	143 Trips
Change in Demand	0 Trips	0 Trips
Impact to Capacity	none	none

\*\*\*\*\*

12. Name of Owner(s): George L. Southworth, as Trustee of the George L. Southworth Revocable Trust, dated Feb 17, 2006, as amended

Mailing Address: P.O. Box 16966

City: Tampa

State: Florida Zip: 33687

Phone #: \_\_\_\_\_ E-mail: \_\_\_\_\_

Name of Owner(s): \_\_\_\_\_

Mailing Address: \_\_\_\_\_

City: \_\_\_\_\_

State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone #: \_\_\_\_\_ E-mail: \_\_\_\_\_

13. Name of Applicant: George L. Southworth, as Trustee of the George L. Southworth Revocable Trust, dated Feb 17, 2006, as amended

Mailing Address: P.O. Box 16966

City: Tampa

State: Florida Zip: 33687

Phone #: \_\_\_\_\_ E-mail: \_\_\_\_\_

14. Name of Representative: Patrick J. Ferland, PE

Mailing Address: 2980 South 25<sup>th</sup> Street

City: Ft. Pierce

State: Florida Zip: 34981

Phone #: 772-464-3537 E-mail: Pferland@ct-eng.com

# SKETCH OF BOUNDARY AND TOPOGRAPHIC SURVEY OF: 3798 SELVITZ ROAD, FORT PIERCE, FL.

**TITLE COMMITMENT NOTES:**

THE SURVEYED PROPERTY SHOWN HEREON WAS NOT ABSTRACTED FOR OWNERSHIP. RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS OF RECORD BY EXACTA COMMERCIAL SURVEYORS, INC. EASEMENTS AND OTHER MATTERS OF RECORD SHOWN HEREON ARE BASED ON COMMITMENT FOR TITLE INSURANCE, COMMITMENT SCHEDULE B-SECTION II, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO.: 1062-3938019, EFFECTIVE DATE: JANUARY 4, 2018 AT 8:00 A.M.

ITEMS 1 THROUGH 6. NOT A MATTER OF SURVEY.

ITEM 7. INTENTIONALLY DELETED.

ITEMS 8 AND 9. NOT A MATTER OF SURVEY.

ITEM 10. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE TERMS AND CONDITIONS CONTAINED IN EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 138, PAGE 160, AS AFFECTED BY WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 179, PAGE 307; AND BY EASEMENT RELEASE RECORDED IN OFFICIAL RECORDS BOOK 1104, PAGE 2328; AND EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 1104, PAGE 2330; AND SURVEYOR'S AFFIDAVIT RECORDED IN OFFICIAL RECORDS BOOK 1154, PAGE 2677, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. (AS TO THE EASEMENT PARCEL ONLY), THE EASEMENTS DESCRIBED THEREIN HAVE BEEN PLOTTED AND ARE GRAPHICALLY SHOWN HEREON. ALL OTHER MATTERS ARE BLANKET IN NATURE, THEY ARE NOT SPECIFICALLY PLOTTABLE AND ARE NOT GRAPHICALLY SHOWN HEREON.

ITEM 11. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE EASEMENT FOR INGRESS AND EGRESS SET FORTH IN WARRANTY DEEDS RECORDED IN OFFICIAL RECORDS BOOK 489, PAGE 756, OFFICIAL RECORDS BOOK 489, PAGE 758, OFFICIAL RECORDS BOOK 489, PAGE 760 AND OFFICIAL RECORDS BOOK 489, PAGE 762, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. THE EASEMENT DESCRIBED THEREIN HAS BEEN PLOTTED AND IS GRAPHICALLY SHOWN HEREON.

ITEM 12. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE RESOLUTION RELATING TO LEGAL ACCESS TO PRIVATE LANDS OVER FACILITIES WITHIN DISTRICT RIGHTS-OF-WAY EXECUTED BY NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT, RECORDED IN OFFICIAL RECORDS BOOK 669, PAGE 699, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. THE INSTRUMENT DESCRIBED THEREIN IS BLANKET IN NATURE, IT IS NOT SPECIFICALLY PLOTTABLE AND IS NOT GRAPHICALLY SHOWN HEREON.

ITEM 13. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE WATER SERVICE AND/OR SEWER SERVICE AND ANNECTION AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 683, PAGE 1299, AS AFFECTED BY AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 884, PAGE 328, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. THE INSTRUMENTS DESCRIBED THEREIN ARE BLANKET IN NATURE, THEY ARE NOT SPECIFICALLY PLOTTABLE AND ARE NOT GRAPHICALLY SHOWN HEREON.

ITEM 14. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE ANNECTION AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 1004, PAGE 1890, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. THE INSTRUMENT DESCRIBED THEREIN IS BLANKET IN NATURE, IT IS NOT SPECIFICALLY PLOTTABLE AND IS NOT GRAPHICALLY SHOWN HEREON.

ITEM 15. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE LAND LEASE AGREEMENT DATED FEBRUARY 26, 1999, BY AND BETWEEN SUNPURE, LTD., A FLORIDA LIMITED PARTNERSHIP, LANDLORD, AND PINNACLE TOWERS, INC., A DELAWARE CORPORATION, TENANT, RECORDED IN OFFICIAL RECORDS BOOK 1207, PAGE 1914, TOGETHER WITH BILL OF SALE RECORDED IN OFFICIAL RECORDS BOOK 1207, PAGE 1928, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. THE EASEMENTS DESCRIBED THEREIN HAVE BEEN PLOTTED AND ARE GRAPHICALLY SHOWN HEREON. ALL OTHER MATTERS ARE BLANKET IN NATURE, THEY ARE NOT SPECIFICALLY PLOTTABLE AND ARE NOT GRAPHICALLY SHOWN HEREON.

ITEM 16. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE ACCESS EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 1207, PAGE 1937, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. THE EASEMENTS DESCRIBED THEREIN HAVE BEEN PLOTTED AND ARE GRAPHICALLY SHOWN HEREON.

ITEM 17. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE UTILITY EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 1207, PAGE 1944, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. THE EASEMENT DESCRIBED THEREIN HAS BEEN PLOTTED AND IS GRAPHICALLY SHOWN HEREON.

ITEM 18. THE GUY WIRE EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 1207, PAGE 1949, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. THE DOCUMENT IS MISSING EXHIBIT "A". THE SURVEYOR WAS UNABLE TO PLOT THE EASEMENT DESCRIBED THEREIN.

ITEM 19. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE LEASE AGREEMENT DATED JANUARY 17, 1990, AS AMENDED JANUARY 11, 1990, AND BY AND BETWEEN SUNPURE, LTD., A FLORIDA LIMITED PARTNERSHIP, AS ASSIGNEE OF INDIAN RIVER FOODS, INC., A FLORIDA CORPORATION, LANDLORD, AND AT&T WIRELESS SERVICES OF FLORIDA, INC., A FLORIDA CORPORATION, AS SUCCESSOR BY MERGER TO MCCAW COMMUNICATIONS OF FORT PIERCE, INC., A FLORIDA CORPORATION, AS DISCLOSED OF RECORD AND AFFECTED BY ASSIGNMENT OF TOWER LEASES RECORDED IN OFFICIAL RECORDS BOOK 1207, PAGE 1955, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. THE INSTRUMENT DESCRIBED THEREIN IS BLANKET IN NATURE, IT IS NOT SPECIFICALLY PLOTTABLE AND IS NOT GRAPHICALLY SHOWN HEREON.

ITEM 20. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE TOWER SPACE LEASE AGREEMENT DATED MARCH 12, 1991, BY AND BETWEEN SUNPURE, LTD., A FLORIDA LIMITED PARTNERSHIP, AS ASSIGNEE OF INDIAN RIVER FOODS, INC., A FLORIDA CORPORATION, AND BECKER HOLDING CORPORATION, A FLORIDA CORPORATION, LANDLORD, AND BERNARD A. EGAN GROVES, INC., A FLORIDA CORPORATION, BY MERGER TO ST. LUCIE PARTNERSHIP CORPORATION, INC., A FLORIDA CORPORATION, TENANT, AS DISCLOSED OF RECORD AND AFFECTED BY ASSIGNMENT OF TOWER LEASES RECORDED IN OFFICIAL RECORDS BOOK 1207, PAGE 1955, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. THE INSTRUMENT DESCRIBED THEREIN IS BLANKET IN NATURE, IT IS NOT SPECIFICALLY PLOTTABLE AND IS NOT GRAPHICALLY SHOWN HEREON.

ITEM 21. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE TOWER SPACE LEASE AGREEMENT DATED AUGUST 24, 1992, AS AMENDED AUGUST 24, 1992, AND APRIL 1, 1997, BY AND BETWEEN SUNPURE, LTD., A FLORIDA LIMITED PARTNERSHIP, AS ASSIGNEE OF INDIAN RIVER FOODS, INC., A FLORIDA CORPORATION, AND BECKER HOLDING CORPORATION, A FLORIDA CORPORATION, LANDLORD, AND BELL SOUTH WIRELESS DATA, LIMITED PARTNERSHIP, A DELAWARE LIMITED PARTNERSHIP, AS SUCCESSOR TO RAM MOBILE DATA USA LIMITED PARTNERSHIP, A DELAWARE LIMITED PARTNERSHIP, TENANT, AS DISCLOSED OF RECORD AND AFFECTED BY ASSIGNMENT OF TOWER LEASES RECORDED IN OFFICIAL RECORDS BOOK 1207, PAGE 1955, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. THE INSTRUMENT DESCRIBED THEREIN IS BLANKET IN NATURE, IT IS NOT SPECIFICALLY PLOTTABLE AND IS NOT GRAPHICALLY SHOWN HEREON.

ITEM 22. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE LEASE OF SITE FOR COMMUNICATIONS FACILITIES DATED OCTOBER 16, 1997, BY AND BETWEEN SUNPURE, LTD., A FLORIDA LIMITED PARTNERSHIP, LANDLORD, AND BECKER HOLDING CORPORATION, A FLORIDA CORPORATION, TENANT, AS DISCLOSED OF RECORD AND AFFECTED BY ASSIGNMENT OF TOWER LEASES RECORDED IN OFFICIAL RECORDS BOOK 1207, PAGE 1955, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. THE INSTRUMENT DESCRIBED THEREIN IS BLANKET IN NATURE, IT IS NOT SPECIFICALLY PLOTTABLE AND IS NOT GRAPHICALLY SHOWN HEREON.

ITEM 23. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE LEASE OF SITE FOR COMMUNICATIONS FACILITIES DATED OCTOBER 10, 1995, AS AMENDED OCTOBER 10, 1995, AND ASSIGNED MAY 8, 1995, BY AND BETWEEN SUNPURE, LTD., A FLORIDA LIMITED PARTNERSHIP, AS ASSIGNEE OF INDIAN RIVER FOODS, INC., A FLORIDA CORPORATION, AND BECKER HOLDING CORPORATION, AS ASSIGNEE OF INDIAN RIVER FOODS, INC., A FLORIDA CORPORATION, AND BECKER HOLDING CORPORATION, A FLORIDA CORPORATION, LANDLORD, AND PINNACLE TOWERS, INC., A DELAWARE CORPORATION, AS ASSIGNEE OF SITEWORK, INC., A FLORIDA CORPORATION, TENANT, AS DISCLOSED OF RECORD AND AFFECTED BY ASSIGNMENT OF TOWER LEASES RECORDED IN OFFICIAL RECORDS BOOK 1207, PAGE 1955, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. THE INSTRUMENT DESCRIBED THEREIN IS BLANKET IN NATURE, IT IS NOT SPECIFICALLY PLOTTABLE AND IS NOT GRAPHICALLY SHOWN HEREON.

ITEM 24. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE SITE LEASE SCHEDULE AGREEMENT DATED JULY 12, 2000, BY AND BETWEEN PINNACLE TOWERS, INC., A DELAWARE CORPORATION, LESSOR, AND NEXTEL SOUTH CORP., A GEORGIA CORPORATION, D/B/A NEXTEL COMMUNICATIONS, LESSEE, A MEMORANDUM OF WHICH WAS RECORDED IN OFFICIAL RECORDS BOOK 1370, PAGE 624; AS AMENDED BY FIRST AMENDMENT THEREOF DATED JULY 13, 2006, A MEMORANDUM OF WHICH WAS RECORDED IN OFFICIAL RECORDS BOOK 2660, PAGE 949, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. THE INSTRUMENT DESCRIBED THEREIN IS BLANKET IN NATURE, IT IS NOT SPECIFICALLY PLOTTABLE AND IS NOT GRAPHICALLY SHOWN HEREON.

ITEM 25. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 2116, PAGE 2209, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. THE EASEMENT DESCRIBED THEREIN HAS BEEN PLOTTED AND IS GRAPHICALLY SHOWN HEREON.

ITEM 26. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE SITE LICENSE BY AND BETWEEN PINNACLE TOWERS LLC, A DELAWARE LIMITED LIABILITY COMPANY, LICENSEE, AND T-MOBILE SOUTH LLC, A DELAWARE LIMITED LIABILITY COMPANY, LICENSEE, OF WHICH A MEMORANDUM DATED OCTOBER 20, 2009, WAS RECORDED IN OFFICIAL RECORDS BOOK 3238, PAGE 1286, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. THE INSTRUMENT DESCRIBED THEREIN IS BLANKET IN NATURE, IT IS NOT SPECIFICALLY PLOTTABLE AND IS NOT GRAPHICALLY SHOWN HEREON.

ITEM 27. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE TOWER REMOVAL AGREEMENT BY AND BETWEEN PINNACLE TOWERS LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND THE CITY OF FORT PIERCE, A FLORIDA MUNICIPAL CORPORATION, RECORDED IN OFFICIAL RECORDS BOOK 3534, PAGE 2895, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. THE INSTRUMENT DESCRIBED THEREIN IS BLANKET IN NATURE, IT IS NOT SPECIFICALLY PLOTTABLE AND IS NOT GRAPHICALLY SHOWN HEREON.

ITEM 28. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE ACCESS AND EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 3962, PAGE 1646, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. THE EASEMENT DESCRIBED THEREIN HAS BEEN PLOTTED AND IS GRAPHICALLY SHOWN HEREON.

ITEM 29. ACCESS EASEMENT FROM BHT OF FLORIDA 4008, LLC, A FLORIDA LIMITED LIABILITY COMPANY, TO STEVEN EAKINS, RECORDED IN OFFICIAL RECORDS BOOK \_\_\_\_\_, PAGE \_\_\_\_\_ OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

**LEGEND:**

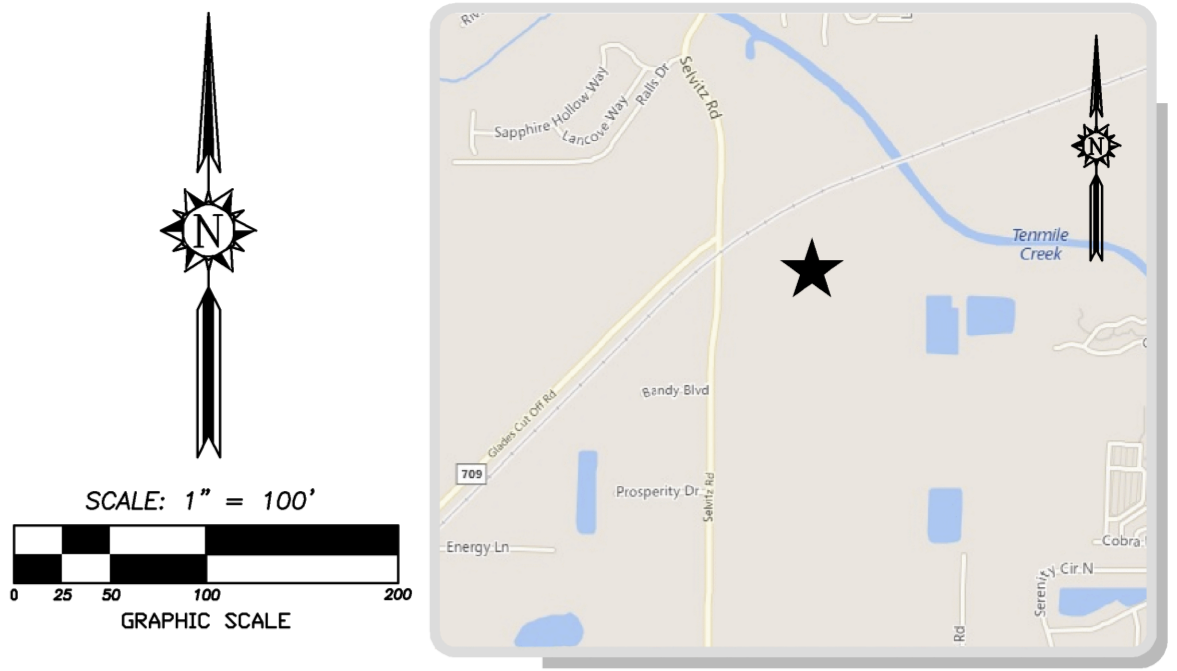
- S.L.C.R. . . . . ST. LUCIE COUNTY RECORDS
- L.B. . . . . LICENSED BUSINESS
- (C) . . . . . CALCULATED
- O.R.B. . . . . OFFICIAL RECORDS BOOK
- P.G. . . . . PAGE
- ID. . . . . IDENTIFICATION
- P.O.B. . . . . POINT OF BEGINNING
- P.O.C. . . . . POINT OF COMMENCEMENT
- C1 . . . . . CURVE No. 1 (SEE CURVE TABLE)
- P.R.M. . . . . PERMANENT REFERENCE MONUMENT
- C.M.P. . . . . CORRUGATED METAL PIPE
- OHW- . . . . . OVERHEAD WIRES
- L.S. . . . . LICENSED SURVEYOR
- F.F.E. . . . . FINISHED FLOOR ELEVATION
- Ⓢ . . . . . ITEM 10 OF SCHEDULE B OF TITLE COMMITMENT

**LEGEND:**

- (R) . . . . . DENOTES BEARING AND/OR DISTANCE BASED ON RECORD INFORMATION
- N.S.L.R.W.C.D. . . . . NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT
- NAVD 88 . . . . . NORTH AMERICAN VERTICAL DATUM OF 1988
- INV. EL. . . . . INVERT ELEVATION
- TRAV. PT. . . . . TRAVERSE POINT
- ⊕ . . . . . WOOD LIGHT POLE
- ⊙ . . . . . GUY ANCHOR
- ⊗ . . . . . WIRE PULL BOX
- ⊕ . . . . . SURFACE ELEVATION

**CURVE TABLE**

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD	BEARING	CHORD LENGTH
C1	19.02	11659.86	0°33'08"	IN 07°18'48"	E	19.02



LEGAL DESCRIPTION: (PARCEL 5) NOT TO SCALE

A PARCEL OF LAND BEING A PORTION OF THE N.W. 1/4 OF SECTION 32, TOWNSHIP 35 SOUTH, RANGE 40 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 32;

THENCE NORTH 89°52'54" EAST, ALONG THE NORTH LINE OF SAID SECTION 32, A DISTANCE OF 343.65 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUE NORTH 89°52'54" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 1,326.56 FEET;

THENCE SOUTH 00°10'58" EAST, A DISTANCE OF 584.85 FEET;

THENCE SOUTH 89°49'03" WEST, A DISTANCE OF 562.46 FEET;

THENCE SOUTH 00°47'37" WEST, A DISTANCE OF 110.02 FEET;

THENCE SOUTH 89°56'08" WEST, A DISTANCE OF 1,045.61 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF SELVITZ ROAD, SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE, CONVEX TO THE EAST, THE CHORD OF WHICH BEARS NORTH 07°18'48" EAST;

THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, TO THE RIGHT, HAVING A RADIUS OF 11659.86 FEET, A CENTRAL ANGLE OF 0°33'08", FOR AN ARC DISTANCE OF 19.02 FEET;

THENCE CONTINUE ALONG SAID EASTERLY RIGHT-OF-WAY LINE, NORTH 07°37'55" EAST, A DISTANCE OF 41.51 FEET;

THENCE NORTH 89°52'06" EAST, A DISTANCE OF 576.52 FEET;

THENCE NORTH 00°05'20" EAST, A DISTANCE OF 235.93 FEET;

THENCE SOUTH 89°52'06" WEST, A DISTANCE OF 304.33 FEET;

THENCE NORTH 00°05'40" EAST, A DISTANCE OF 398.93 FEET TO THE POINT OF BEGINNING

SAID LANDS SITUATE, LYING AND BEING IN ST. LUCIE COUNTY AND CONTAINING 18.50 ACRES (806,067 SQUARE FEET), MORE OR LESS.

**SURVEY NOTES:**

- THIS SURVEY REPRESENTS A BOUNDARY AND TOPOGRAPHIC SURVEY AS DEFINED BY STANDARDS OF PRACTICE FOR SURVEYING AND MAPPING, CHAPTER 50-17, FLORIDA ADMINISTRATIVE CODES. THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- THE BEARINGS SHOWN HEREON ARE BASED ON A BEARING OF N.89°52'54"E, ALONG THE SOUTH LINE OF SECTION 29, TOWNSHIP 35 SOUTH, RANGE 40 EAST AND REFER TO THE FLORIDA STATE PLANE COORDINATES SYSTEM, EAST ZONE 1893 (1990) ADJUSTMENT.
- THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE X, AS SHOWN IN FLOOD INSURANCE RATE MAP NUMBER 12111C 0188 J, COMMUNITY NUMBER 120286, CITY OF FORT PIERCE, ST. LUCIE COUNTY, MAP REVISED DATE: FEBRUARY 16, 2012.
- THE PROPERTY SHOWN HEREON CONTAINS AN AREA OF 18.50 ACRES (806,067 SQUARE FEET), MORE OR LESS.
- THE SYMBOLS REFLECTED IN THE LEGEND AND ON THIS SURVEY MAY HAVE BEEN ENLARGED FOR CLARITY. THE SYMBOLS HAVE BEEN PLOTTED AT THE CENTER OF THE FIELD LOCATION AND MAY NOT REPRESENT THE ACTUAL SHAPE OR SIZE OF THE FEATURE.
- THE INFORMATION DEPICTED ON THIS SURVEY REPRESENTS THE RESULTS OF A FIELD SURVEY ON THE DATE INDICATED AND CAN ONLY BE CONSIDERED AS A REPRESENTATION OF THE GENERAL CONDITIONS EXISTING AT THAT TIME.
- THE SURVEYOR DID NOT INSPECT THE PROPERTY SHOWN HEREON FOR ENVIRONMENTAL HAZARDS.
- TREES, ORNAMENT PLANTS, LANDSCAPING, IRRIGATION EQUIPMENT AND LANDSCAPING NOT DEPICTED OR SHOWN HEREON, FENCES AND WALLS DIMENSIONS ARE APPROXIMATE. THE SURVEYOR DID NOT DETERMINE OWNERSHIP OF FENCES AND WALLS.
- THE INFORMATION CONTAINED IN THIS DOCUMENT WAS PREPARED BY EXACTA COMMERCIAL SURVEYORS, INC. EXACTA HAS TAKEN ALL REASONABLE STEPS TO ENSURE THE ACCURACY OF THIS DOCUMENT. WE CANNOT GUARANTEE THAT ALTERATIONS AND/OR MODIFICATIONS WILL NOT BE MADE BY OTHERS AFTER IT LEAVES OUR POSSESSION. THIS DOCUMENT MUST BE COMPARED TO THE ORIGINAL HARD COPY (WHICH BEARS THE RAISED SURVEYOR'S CERTIFICATION SEAL IF APPLICABLE) TO ENSURE THE ACCURACY OF THE INFORMATION CONTAINED HEREON AND TO FURTHER ENSURE THAT ALTERATIONS AND/OR MODIFICATIONS HAVE NOT BEEN MADE. EXACTA MAKES NO WARRANTIES, EXPRESS OR IMPLIED, CONCERNING THE ACCURACY OF THE INFORMATION CONTAINED IN THIS OR ANY DOCUMENT TRANSMITTED OR REVIEWED BY COMPUTER OR OTHER ELECTRONIC MEANS. CONTACT EXACTA DIRECTLY FOR VERIFICATION OF ACCURACY.
- BUILDING DIMENSIONS WERE MEASURED AT GROUND LEVEL AND ARE OVERALL. ARCHITECTURAL DETAILS MAY NOT BE SHOWN.
- ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES ARE PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- EXACTA COMMERCIAL SURVEYORS, INC., DID NOT SEARCH THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA FOR OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS AFFECTING THE PROPERTY BEING SURVEYED. THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
- THE ELEVATIONS SHOWN HEREON ARE BASED ON A ST. LUCIE COUNTY BENCHMARK "ROGER" AND REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). THE MARK IS A CONTROL DISK SET IN CONCRETE, 42 FEET PLUS OR MINUS EAST OF THE EAST EDGE OF PAVEMENT OF SELVITZ ROAD AND 10 FEET PLUS OR MINUS NORTHEAST OF A WOOD UTILITY POLE, 3 FEET PLUS OR MINUS WEST OF THE CORNER POST OF A 6 FOOT CHAIN-LINKED FENCE, MARK IS LOCATED AT THE INTERSECTION OF GLADES CUTOFF AND SELVITZ ROADS. ELEVATION=13.68".

**CERTIFIED TO:**

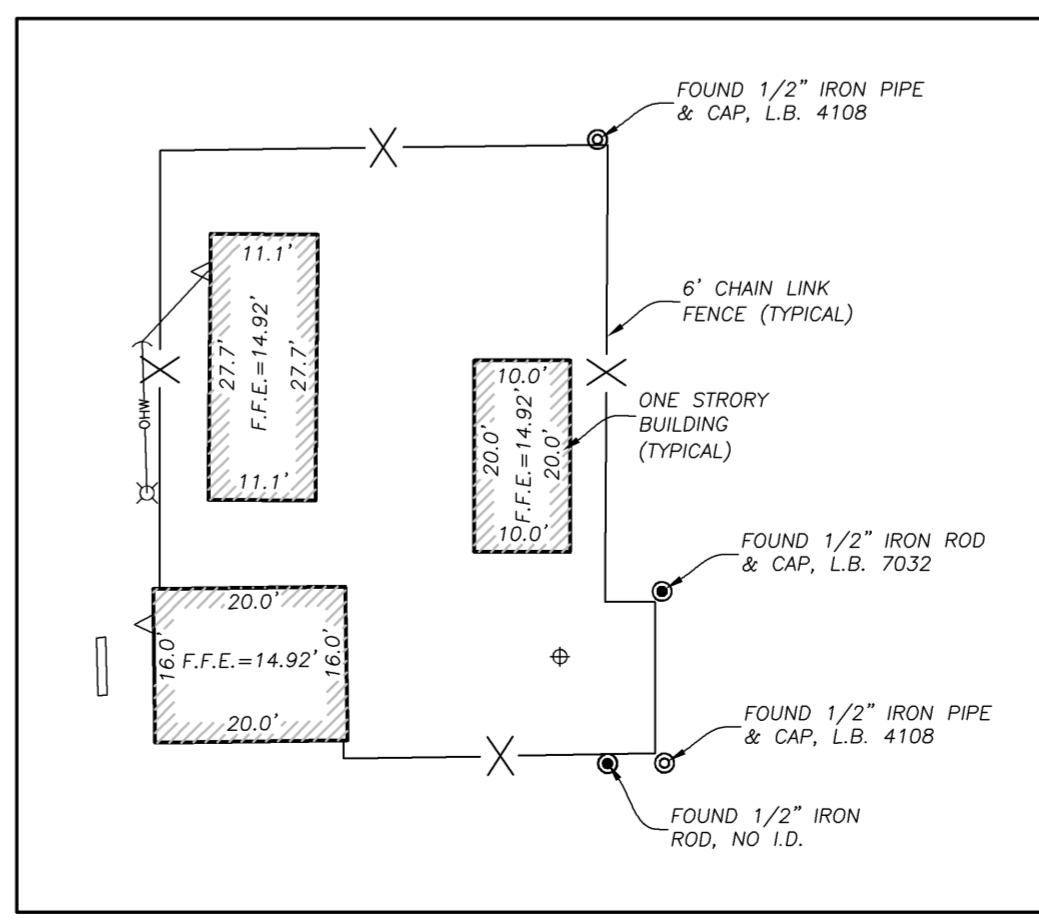
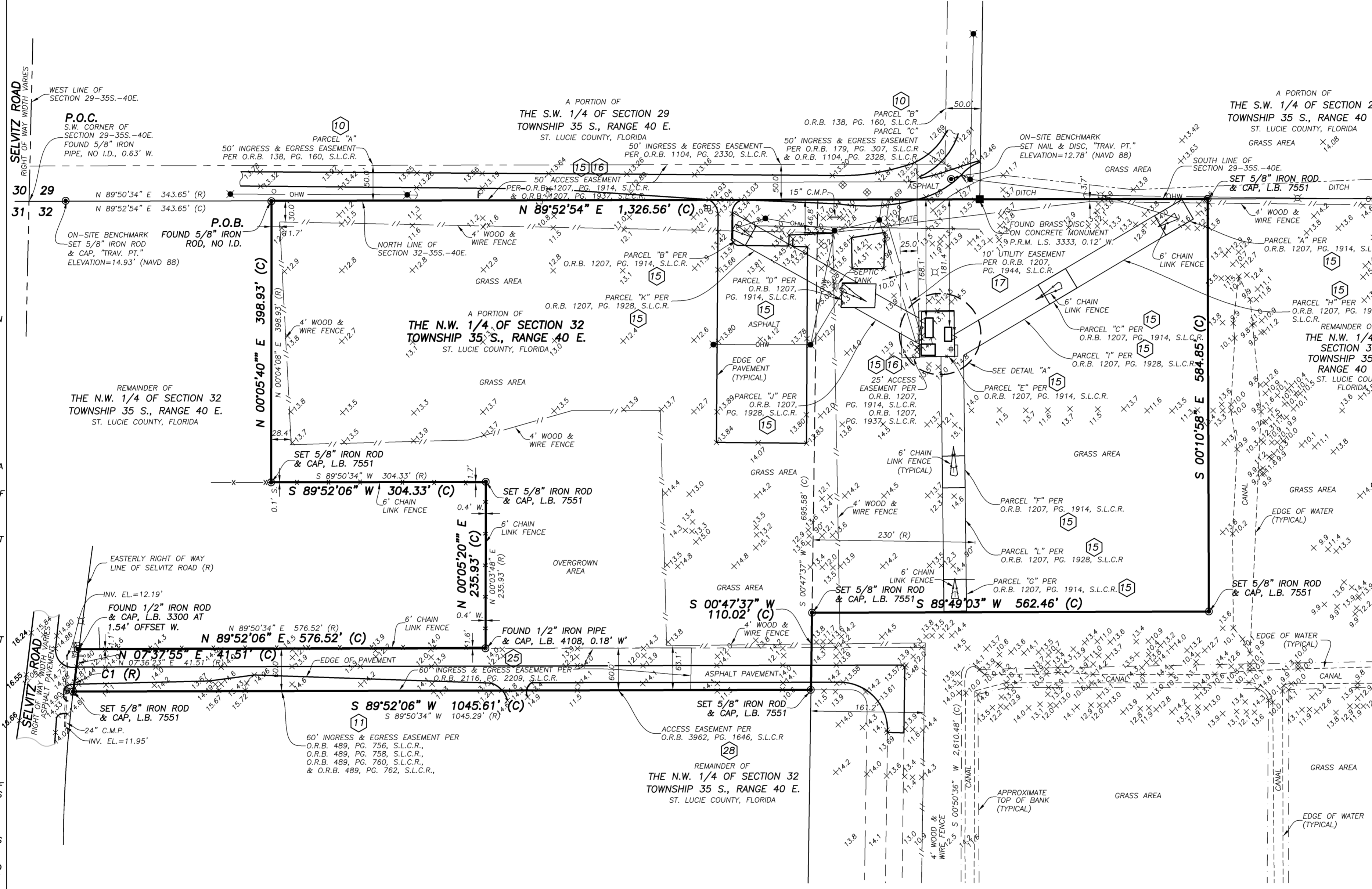
GEORGE L. SOUTHWORTH, AS TRUSTEE OF THE GEORGE L. SOUTHWORTH REVOCABLE TRUST DATED FEBRUARY 17, 2006, AS AMENDED; OLD PALM TITLE, LLC; FIRST AMERICAN TITLE INSURANCE COMPANY.

**CERTIFICATE:**

THIS IS TO CERTIFY THAT THIS BOUNDARY AND TOPOGRAPHIC SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

JAVIER DE LA ROCHA  
PROFESSIONAL SURVEYOR AND MAPPER NO. 6080  
STATE OF FLORIDA

EXACTA COMMERCIAL SURVEYORS, INC. L.B. 7551  
email:javier@exactcomm.com



DETAIL "A"  
SCALE: 1"=20'

EXACTA COMMERCIAL SURVEYORS, INC.  
3798 SELVITZ ROAD, SUITE 6, WELLINGTON, FL 33414  
TEL. NO. 561-314-0769  
FAX NO. 561-314-0770

SEAL  
NOT VALID UNLESS  
SEALED HERE  
WITH  
AN EMBOSSED  
SURVEYOR'S SEAL

SKETCH OF BOUNDARY  
AND TOPOGRAPHIC SURVEY  
OF A PORTION OF THE N.W. 1/4 OF  
SECTION 32, TOWNSHIP 35 S.,  
RANGE 40 E.  
ST. LUCIE COUNTY, FLORIDA  
3798 SELVITZ ROAD, FORT PIERCE, FL 34981

BHT PROPERTIES  
CLIENT: GROUP  
DATE: 02/21/18  
DRAWN BY: JDLR  
CHKD BY: J.E.C.  
LAST FIELD DATE: 01/22/18

REVISIONS

JOB NO.  
ECS1206  
TASK 5  
SHEET NO.  
01 OF 01

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.

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.

[Handwritten Signature]  
Applicant's Signature

5-23-2018  
Date

P.O. Box 16966 Tampa  
Address

FL  
State

33687  
Zip

813-760-5689  
Phone

813-899-1105  
Fax

gsouthworth1@gmail.com  
E-mail Address

\*\*\*\*\*

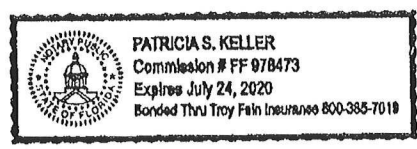
STATE OF: Florida  
COUNTY OF: Hillsborough

The foregoing instrument was acknowledged before me this 23 day of May 2018 by George L. Southworth who is personally known to me or who has produced \_\_\_\_\_ as identification.

Patricia Keller  
Signature of Notary

Patricia Keller  
Type or Print Name of Notary

\_\_\_\_\_  
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.

George L Southworth  
Property Owners Name (Please Print)

[Signature]  
Property Owners Signature

5-23-2018  
Date

P.O. Box 16966  
Address

FL  
State

33687  
Zip

813-760-5689  
Phone

813-899-1105  
Fax

gsouthworth1@gmail.com  
E-mail Address

\*\*\*\*\*

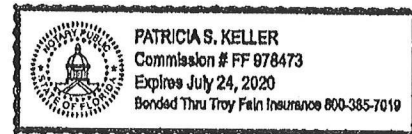
STATE OF: Florida  
COUNTY OF: Hillsborough

The foregoing instrument was acknowledged before me this 23 day of May  
2018 by George L Southworth who is personally  
known to me or who has produced \_\_\_\_\_ as identification.

Patricia Keller  
Signature of Notary

Patricia Keller  
Type or Print Name of Notary

Commission Number (Seal)



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

## LEGAL DESCRIPTION

PARCEL 5:

A PARCEL OF LAND BEING A PORTION OF THE NW ¼ OF SECTION 32, TOWNSHIP 35 SOUTH, RANGE 40 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 32:

THENCE NORTH 89°52'54" EAST, ALONG THE NORTH LINE OF SAID SECTION 32, A DISTANCE OF 343.66 FEET TO THE POINT OF BEGINNING:

THENCE CONTINUE NORTH 89°52'54" EAST, ALONG SAID NORTH LINE A DISTANCE OF 1,326.56 FEET;

THENCE SOUTH 00°10'58" EAST, A DISTANCE OF 584.85 FEET;

THENCE SOUTH 89°49'03" WEST, A DISTANCE OF 562.46 FEET;

THENCE SOUTH 00°47'37" WEST, A DISTANCE OF 110.02 FEET;

THENCE SOUTH 89°52'06" WEST, A DISTANCE OF 1,045.61 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF SELVITZ ROAD, SAID POINT BEING THE POINT OF BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE EAST, THE CHORD OF WHICH BEARS NORTH 07°18'48" EAST.

THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, TO THE RIGHT, HAVING A RADIUS OF 1,859.86 FEET, A CENTRAL ANGLE OF 00°35'09", FOR AN ARC DISTANCE OF 19.02 FEET;

THENCE CONTINUE ALONG SAID EASTERLY RIGHT-OF-WAY, NORTH 07°37'55" EAST, A DISTANCE OF 41.51 FEET;

THENCE NORTH 89°52'06" EAST, A DISTANCE OF 576.52 FEET;

THENCE NORTH 00°05'20" EAST, A DISTANCE OF 235.93 FEET;

THENCE SOUTH 89°52'06" WEST, A DISTANCE OF 304.33 FEET;

THENCE NORTH 00°05'40" EAST, A DISTANCE OF 398.93 FEET TO THE POINT OF BEGINNING;

SAID LANDS SITUATE, LYING AND BEING IN ST. LUCIE COUNTY AND CONTAINING 18.50 ACRES (806,067 SQUARE FEET), MORE OR LESS.

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

**Property Identification**

Site Address: SELVITZ RD Parcel ID: 2432-221-0002- Account #: 140363 Sec/Town/Range:  
 000-6 32/35S/40E  
 Map ID: 24/32N Zoning: B-Heavy I Use Type: 6000 Jurisdiction: Fort Pierce

**Ownership**

BHT of Florida 4008 LLC  
 5081 SW 48th ST Ste 103  
 Davie, FL 33314

**Legal Description**

32 35 40 32 35 40 THAT PART OF SEC MPDAF: FROM NW COR OF SEC RUN N 89 50 34 E ALGN LI OF SEC 343.65 FT TO POB; TH CONT N 89 51 05 E ALGN LI 1326.56 FT, TH S 00 10 58 E 584.85 FT, TH S89 49 03 W 562.46 FT, TH S 00 47 37 W 110.02 FT, TH S 89 52 06 W 1045.61 FT TO E RD R/W LI OF SELVITZ RD AND CURVE CONC E, R OF 1859.86 FT, TH NLY ALG ARC 19.02 FT, TH N 07 37 55 E 41.51 FT, TH N 89 52 06 E 576.52 FT, TH N 00 05 20 E 235.93 FT, TH S 89 52 06 W 304.33 FT, TH N 00 05 40 E 398.93 FT TO POB (18.514 AC - 806,470 SF) (OR 4105-2187)

**Current Values**

Just/Market: \$229,400 Assessed: \$229,400  
 Exemptions: \$0 Taxable: \$229,400

**Historical Values 3-year**

Year	Just/Market	Assessed	Exemptions	Taxable
2017	\$229,400	\$229,400	\$0	\$229,400
2016	\$229,400	\$229,400	\$0	\$229,400
2015	\$229,400	\$229,400	\$0	\$229,400

**Sale History**

Date	Book/Page	Sale Code	Deed	Grantor	Price
02-26-2018	4131 / 1087	0311	SP	BHT of Florida 4008 LLC	\$0
02-26-2018	4104 / 0369	0205	SP	Cargill Juice N America Inc	\$1,950,000
10-26-2004	2116 / 2200	XX01	WD	Johnson, Bobby	\$145,700

**Primary Building Information**

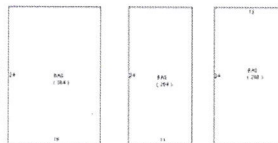
Finished Area of this building: 936 SF  
 Gross Area of this building: 936 SF

**Exterior Data**

View: Roof Cover: Fibrglss Shg Roof Structure: Hip Building Type: UT4  
 Year Built: 1990 Frame: Grade: Y\_D Effective Year: 1990  
 Primary Wall: CB Stucco Story Height: 1 Story No. Units: 1 Secondary Wall:

**Interior Data**

Bedrooms: 0 A/C %: 100% Electric: MAXIMUM Primary Int Wall:  
 Full Baths: 0 Heated %: 100% Heat Type: FrcdHotAir Avg Hgt/Floor: 0  
 Half Baths: 0 Sprinkled %: 0% Heat Fuel: ELEC Primary Floors: CONC GRD



**Total Areas**

Finished/Under Air (SF):	936
Gross Area (SF):	936
Land Size (acres):	18.51
Land Size (SF):	806,470
Total Building Count:	1

**Special Features and Yard Items**

Type	Qty	Units	Year Blt
TRIPLE LIGHT	1	1	1990
CHAINLINK 6'	1	300	1990
SINGLE LIGHT	1	2	1990
DOUBLE LIGHT	1	3	1990

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY  
FILE # 4409504 OR BOOK 4105 PAGE 2187, Recorded 03/08/2018 09:45:08 AM Doc  
Tax: \$8400.00

THIS INSTRUMENT PREPARED  
BY AND RETURN TO:  
Steven K. Platzek, Esq.  
Graner Platzek & Allison, P.A.  
720 E. Palmetto Park Road  
Boca Raton, Florida 33432

SPACE ABOVE THIS LINE FOR RECORDING DATA

## WARRANTY DEED

**THIS WARRANTY DEED**, made the 10 day of **March, 2018** by **BHT OF FLORIDA 4008 LLC**, a Florida limited liability company, whose post office address is 5081 SW 48<sup>th</sup> Street, Suite 103, Davie, FL 33314, herein called the Grantor, to George L. Southworth, as Trustee of the **George L. Southworth Revocable Trust dated February 17, 2006, as amended**, whose post office address is P.O. Box 16966, Tampa, FL 33687, hereinafter called the Grantee:

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

**W I T N E S S E T H:** That the Grantors, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee all that certain land situate in ST. LUCIE County, State of Florida, viz.:

**See Exhibit "A" attached hereto.**

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

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

**AND**, the Grantors hereby covenant with said Grantees that the Grantors are lawfully seized of said land in fee simple; that the Grantors have good right and lawful authority to sell and convey said land, and hereby warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2017.

*[Signature and Notary Acknowledgement on next page]*

OR BOOK 4105 PAGE 2188

IN WITNESS WHEREOF, the said Grantors have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of us:

*Kristin Albrecht*  
 Witness #1 Signature  
Kristin Albrecht  
 Witness #1 Printed Name  
*[Signature]*  
 Witness #2 Signature  
Steve Platen  
 Witness #2 Printed Name

**BHT OF FLORIDA 4008 LLC,  
a Florida limited liability company**

By: BHT Manager, LLC,  
a Florida limited liability company,  
Its Manager

By: *[Signature]*  
 Name: Ariel Edry  
 Title: Manager

STATE OF FLORIDA                    )  
   )ss.  
 COUNTY OF PAUM BUCH            )

The foregoing instrument was acknowledged before me this 20th day of February, 2018 by Ariel Edry, as Manager of BHT Manager, LLC, as the Manager of **BHT OF FLORIDA 4008 LLC** who are personally known to me or have produced FL D/L as identification and who  did  did not take an oath.

SEAL



*Kristin Albrecht*  
 Notary Public  
 Printed Notary Name

My commission expires:

OR BOOK 4105 PAGE 2189

**EXHIBIT "A"****Legal Description**

A PARCEL OF LAND BEING A PORTION OF THE N.W. 1/4 OF SECTION 32, TOWNSHIP 35 SOUTH, RANGE 40 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 32;

THENCE NORTH 89°52'54" EAST, ALONG THE NORTH LINE OF SAID SECTION 32, A DISTANCE OF 343.65 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUE NORTH 89°52'54" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 1,326.56 FEET;

THENCE SOUTH 00°10'58" EAST, A DISTANCE OF 584.85 FEET;

THENCE SOUTH 89°49'03" WEST, A DISTANCE OF 562.46 FEET;

THENCE SOUTH 00°47'37" WEST, A DISTANCE OF 110.02 FEET;

THENCE SOUTH 89°56'06" WEST, A DISTANCE OF 1,045.61 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF SELVITZ ROAD, SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE EAST, THE CHORD OF WHICH BEARS NORTH 07°18'48" EAST;

THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, TO THE RIGHT, HAVING A RADIUS OF 1859.86 FEET, A CENTRAL ANGLE OF 00°35'09", FOR AN ARC DISTANCE OF 19.02 FEET;

THENCE CONTINUE ALONG SAID EASTERLY RIGHT-OF-WAY LINE, NORTH 07°37'55" EAST, A DISTANCE OF 41.51 FEET;

THENCE NORTH 89°52'06" EAST, A DISTANCE OF 576.52 FEET;

THENCE NORTH 00°05'20" EAST, A DISTANCE OF 235.93 FEET;

THENCE SOUTH 89°52'06" WEST, A DISTANCE OF 304.33 FEET;

THENCE NORTH 00°05'40" EAST, A DISTANCE OF 398.93 FEET TO THE POINT OF BEGINNING

SAID LANDS SITUATE, LYING AND BEING IN ST. LUCIE COUNTY.

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY  
FILE # 4407925 OR BOOK 4104 PAGE 369, Recorded 03/05/2018 10:59:42 AM Doc Tax:  
\$13650.00

When Recorded, Return To:  
BHT of Florida 4008 LLC  
5081 SW 48<sup>th</sup> Street, Suite 103  
Davie, Florida 33314

Escrow No. : 5011612-1062-3890150

Prepared by:  
Cargill Juice North America, Inc.  
15407 McGinty Rd W  
Wayzata, MN 55391

**SPECIAL WARRANTY DEED**

THIS SPECIAL WARRANTY DEED is made on March 2, 2018, by **CARGILL JUICE NORTH AMERICA, INC.**, a Delaware corporation, hereinafter called the Grantor whose address is 15407 McGinty Road West, Wayzata, MN 55391, and **BHT OF FLORIDA 4008 LLC**, a Florida limited liability company, hereinafter called the Grantee, whose address is 5081 SW 48<sup>th</sup> Street, Suite 103, Davie, Florida 33314 (Whenever used herein, the terms "Grantor" and "Grantee" include the parties to this instrument, and their successors and assigns).

**WITNESSETH:**

THAT the Grantor, for and in consideration of the sum of \$10.00 Dollars and other valuable considerations, the receipt of which is hereby acknowledged, hereby grants, bargains, sells, alienates, remises, releases, conveys and confirms unto the Grantee, all that certain land located in St. Lucie County, Fort Pierce, Florida, described on the attached Exhibit A hereto (the "Premises");

SUBJECT TO all taxes, assessments, liens, easements, encumbrances and restrictions of record and all matters that an accurate inspection or survey of the Premises would disclose;

TOGETHER WITH all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining;

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

OR BOOK 4104 PAGE 370


AND the Grantor hereby binds itself to warrant and defend title to the Premises as against all acts of the Grantor herein and none other, subject to the matters set forth above.

IN WITNESS WHEREOF, the Grantor has hereunto set its hand and seal the day and year first above written.

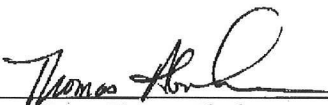
Signed and delivered in our presence:

WITNESSES;

CARGILL JUICE NORTH AMERICA, INC.,  
a Delaware corporation

  
Printed Name Xander Schmitz

  
Printed Name MARY FOGARTY

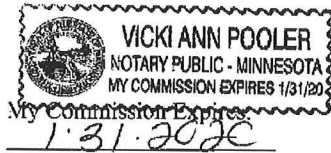
By   
Printed Name: Thomas Abrahamson  
Title Vice President

OR BOOK 4104 PAGE 371

STATE OF MINNEOTA )  
 ) SS.  
COUNTY OF HENNEPIN )

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid, to take acknowledgments, personally appeared Thomas Abrahamson, Vice President of CARGILL JUICE NORTH AMERICA, INC., a Delaware corporation, on behalf of the corporation, to me known to be the person described in and who executed the foregoing instrument and that he acknowledged before me that he executed the same.

WITNESS my hand and official seal in the County and State last aforesaid on February 26, 2018.



*Vicki Ann Pooler*  
Printed Name: Vicki Pooler  
Notary Public, Hennepin County, MN

OR BOOK 4104 PAGE 372

**EXHIBIT A**  
**Legal Description**

The land referred to herein below is situated in the County of St. Lucie, State of Florida, and is described as follows:

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

Commence at the Northwest corner of said Section 32; thence North 89 degrees 50'34" East along the North line of said Section 32, a distance of 343.65 feet to the Point of Beginning; thence continue North 89 degrees 50'34" East along said North line, a distance of 604.07 feet; thence South 00 degrees 47'49" West, a distance of 460.07 feet; thence North 89 degrees 52'58" East, a distance of 170.02 feet; thence South 00 degrees 47'37" West, a distance of 234.76 feet; thence South 89 degrees 50'34" West, parallel with, as measured at right angles to the North line of said Section 32, a distance of 1045.29 feet to the Easterly right-of-way line of Selvitz Road, said point being the beginning of a non-tangent curve, concave to the East having a radius of 1859.86 feet, the chord of which bears North 07 degrees 18'48" East; thence Northerly along the arc of said curve through a central angle of 00 degrees 35' 09", a distance of 19.02 feet; thence North 07 degrees 36'23" East, a distance of 41.51 feet; thence departing said Easterly right-of-way line North 89 degrees 50'34" East, parallel with, as measured at right angles to the North line of said Section 32, a distance of 576.52 feet; thence North 00 degrees 03'48" East, a distance of 235.93 feet; thence South 89 degrees 50'34" West, parallel with, as measured at right angles to the North line of said Section 32, a distance of 304.33 feet; thence North 00 degrees 04'06" East, a distance of 398.93 feet to the Point of Beginning.

AND

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:

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 Official Records Book 328, at 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 1350.98 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 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.

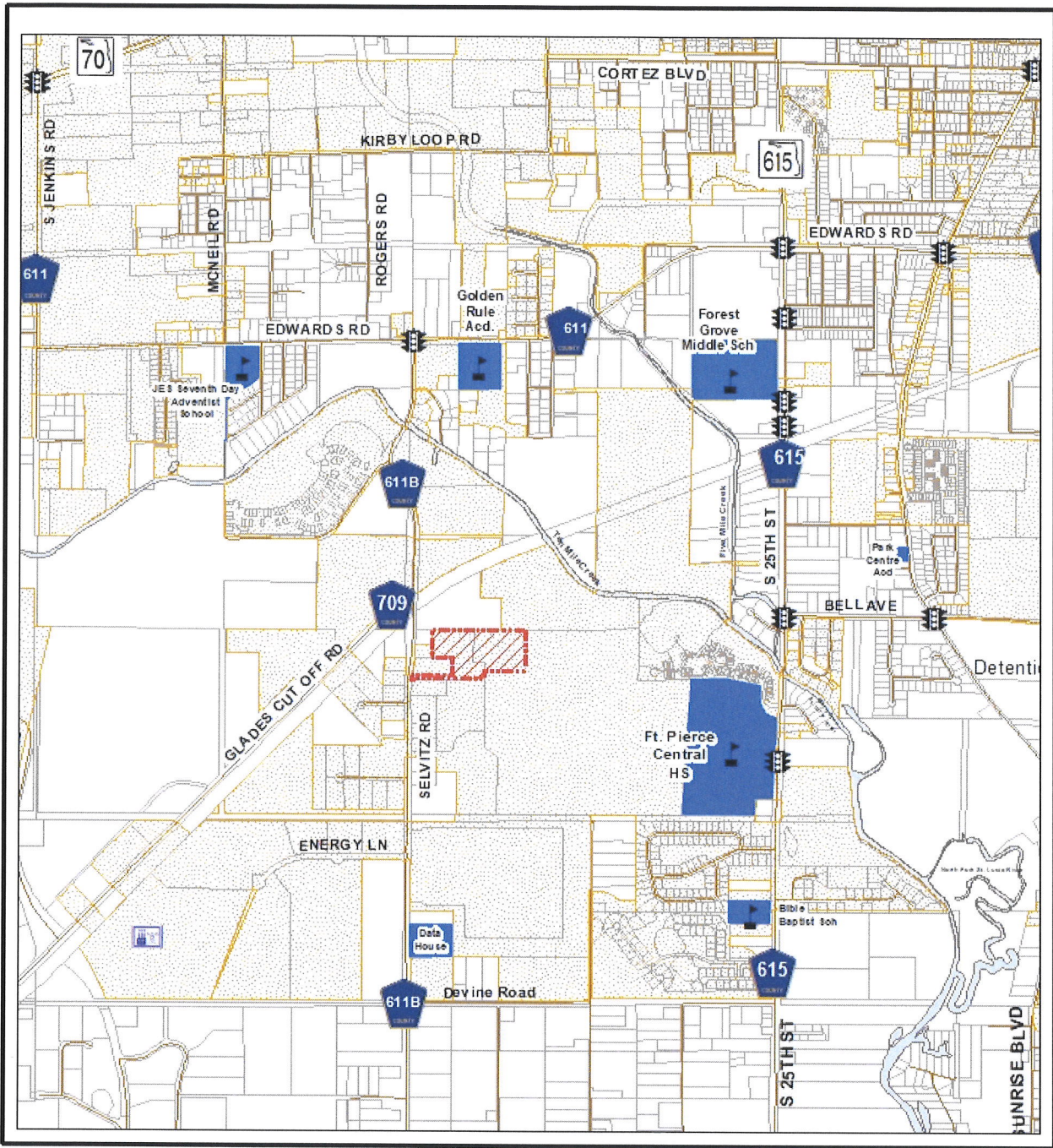
AND

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.

AND

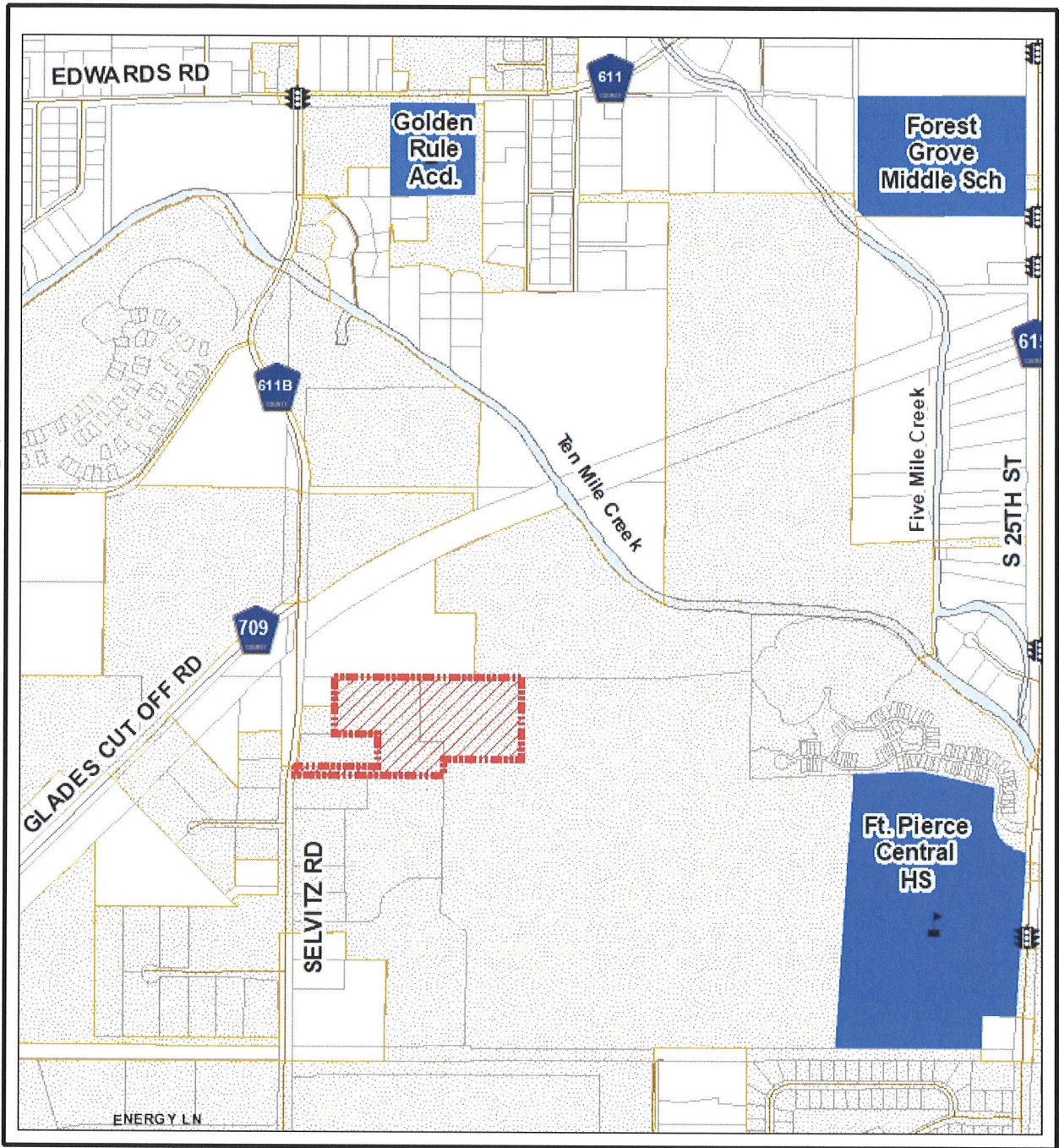
The East 230.00 feet of the Northwest 1/4 of the Northwest 1/4 of Section 32, Township 35 South, Range 40 East, and the West 170.00 feet of the East 400.00 feet of the North 460.00 feet of the Northwest 1/4 of the Northwest 1/4 of Section 32, Township 35 South, Range 40 East, St. Lucie County, Florida.

Document Path: E:\\_DUM\jrm - misc files\recovered data\2017\17-155.pvt - BHT Dev Site - Selvitz Auto Storage\17-155\_OIS Folder\23 acre parcel\18-030\_map a - location - 2000.mxd



<h2 style="text-align: center;">Southworth Rezoning</h2>			<p style="text-align: center;"><b>MAP A</b> Location Map (wide view)</p> <p style="font-size: small; text-align: center;">CITY OF FORT PIERCE, FLORIDA 34950 NORTH US 1, FORT PIERCE, FLORIDA, 34950</p>
<p><b>Legend</b></p> <p> Petition Parcel</p> <p><b>City Limits - Ft. Pierce</b></p> <p> Fort Pierce</p>	<p><b>Facility Type</b></p> <p> School</p> <p> Government</p> <p> Power Facility</p>		

Document Path: E:\\_DUM\jrm - misc files\recovered data\2017\17-155 pvt - BHT Dev Site - Selvitz\_Auto Storage\17-155\_GIS\_Folder\23 acre parcel\18-030\_map b - location - 10000.mxd



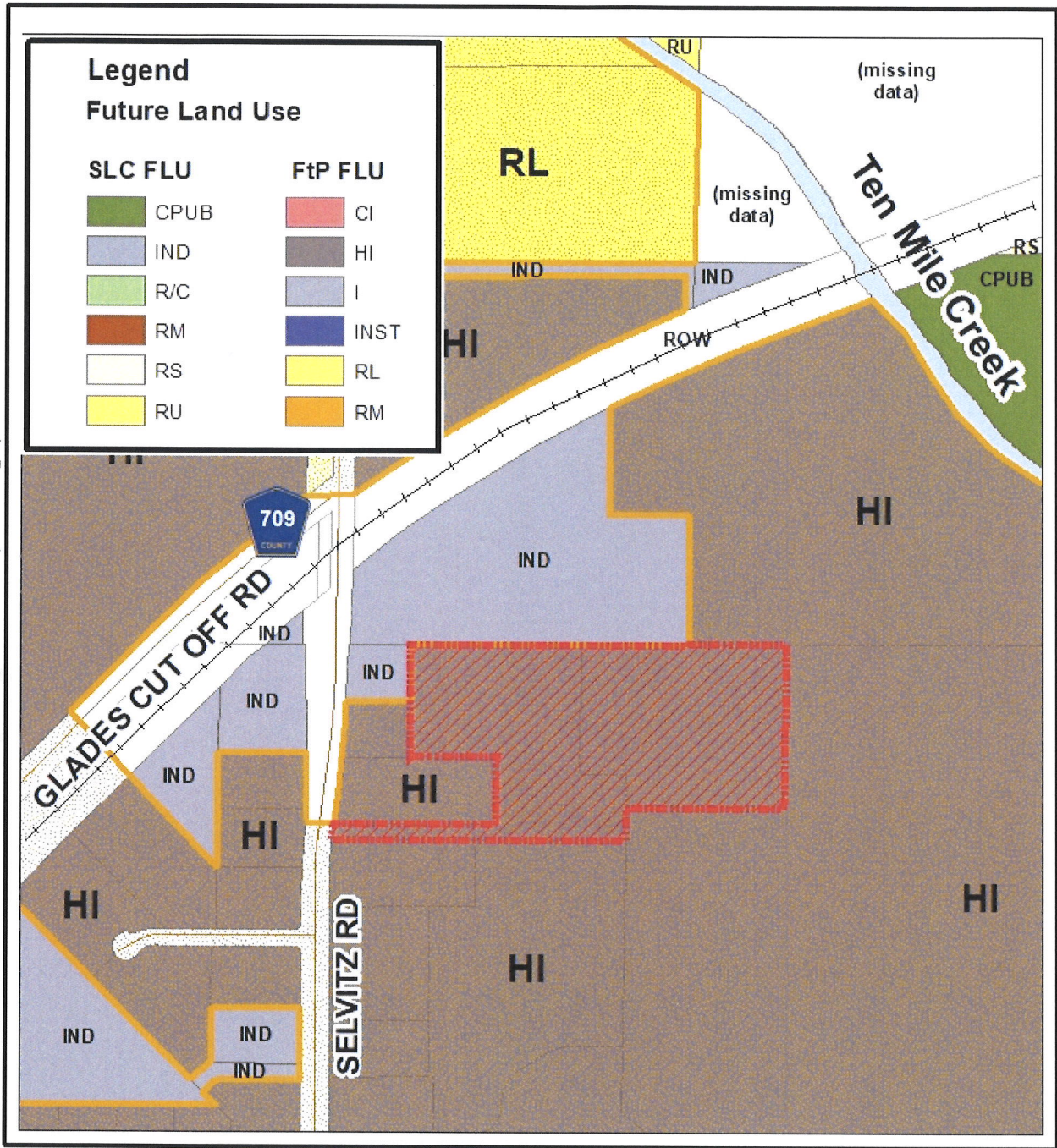
<h2 style="text-align: center;">Southworth Rezoning</h2>			<p><b>MAP B</b> Location Map (close view)</p>
<p><b>Legend</b></p> <p> Petition Parcel</p> <p><b>City Limits - Ft. Pierce</b></p> <p> Fort Pierce</p>			
<p><b>Facility Type</b></p> <p> School</p> <p> Government</p> <p> Power Facility</p>			

Document Path: E:\\_DUM\jlm - misc files\recovered data\2017\17 - 155 pvt - BHT Dev Site - Selvitz Auto Storage\17 - 155\_GIS\_Folder\23 acre parcel\18-030\_map.c - aenal - 5000.mxd



<h2 style="text-align: center;">Southworth Rezoning</h2>			<p style="text-align: center;"><b>MAP C</b> Aerial map (close view)</p>
<p><b>Legend</b></p> <p> Petition Parcel</p> <p> City Limits - Ft. Pierce</p> <p> Fort Pierce</p>			
<p><b>Facility Type</b></p> <p> School</p> <p> Government</p> <p> Power Facility</p>			

Document Path: E:\\_DUM\jlm - misc files\recovered data\2017\17-155.pvt - BHT Dev Site - Selvitz Auto Storage\17-155\_GIS Folder\23 acre parcel\18-030\_map d - flu - 500.mxd



Legend	
Future Land Use	
SLC FLU	FtP FLU
CPUB	CI
IND	HI
R/C	I
RM	INST
RS	RL
RU	RM

## Southworth Rezoning

**Legend**

- Petition Parcel
- City Limits - Ft. Pierce
- Fort Pierce

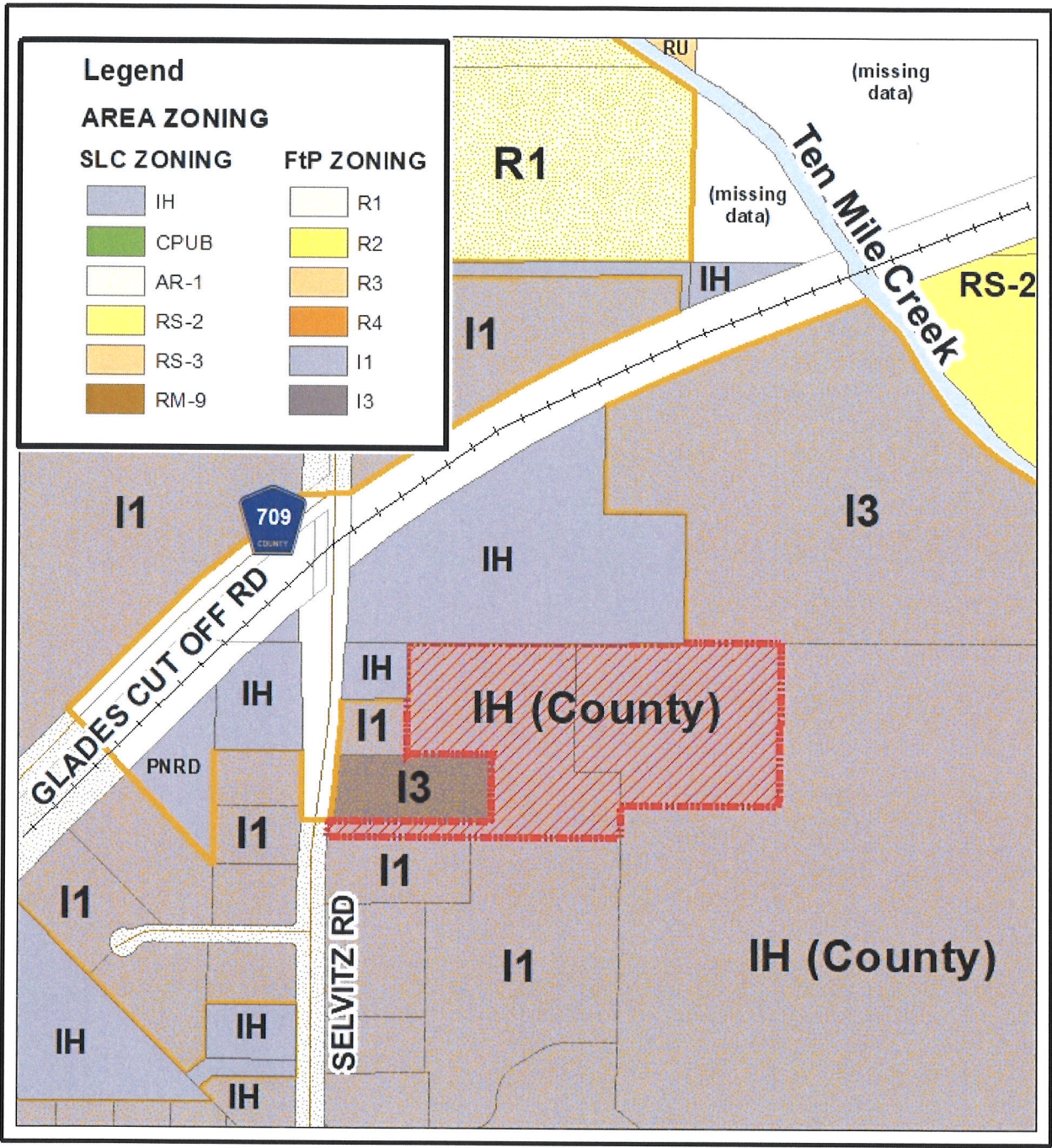
**Facility Type**

- School
- Government
- Power Facility

1 in = 500 ft

**MAP D**  
**Future Land Use**  
**(close view)**

Document Path: E:\\_DUM\m - misc files\recovered data\2017\17-155.pvt - BHT Dev Site - Selvitz Auto Storage\17-155\_GIS Folder\23 acre parcel\18-030\_map e - rez - 500.mxd



### Southworth Rezoning

**Legend**

- Petition Parcel
- City Limits - Ft. Pierce
- Fort Pierce

**Facility Type**

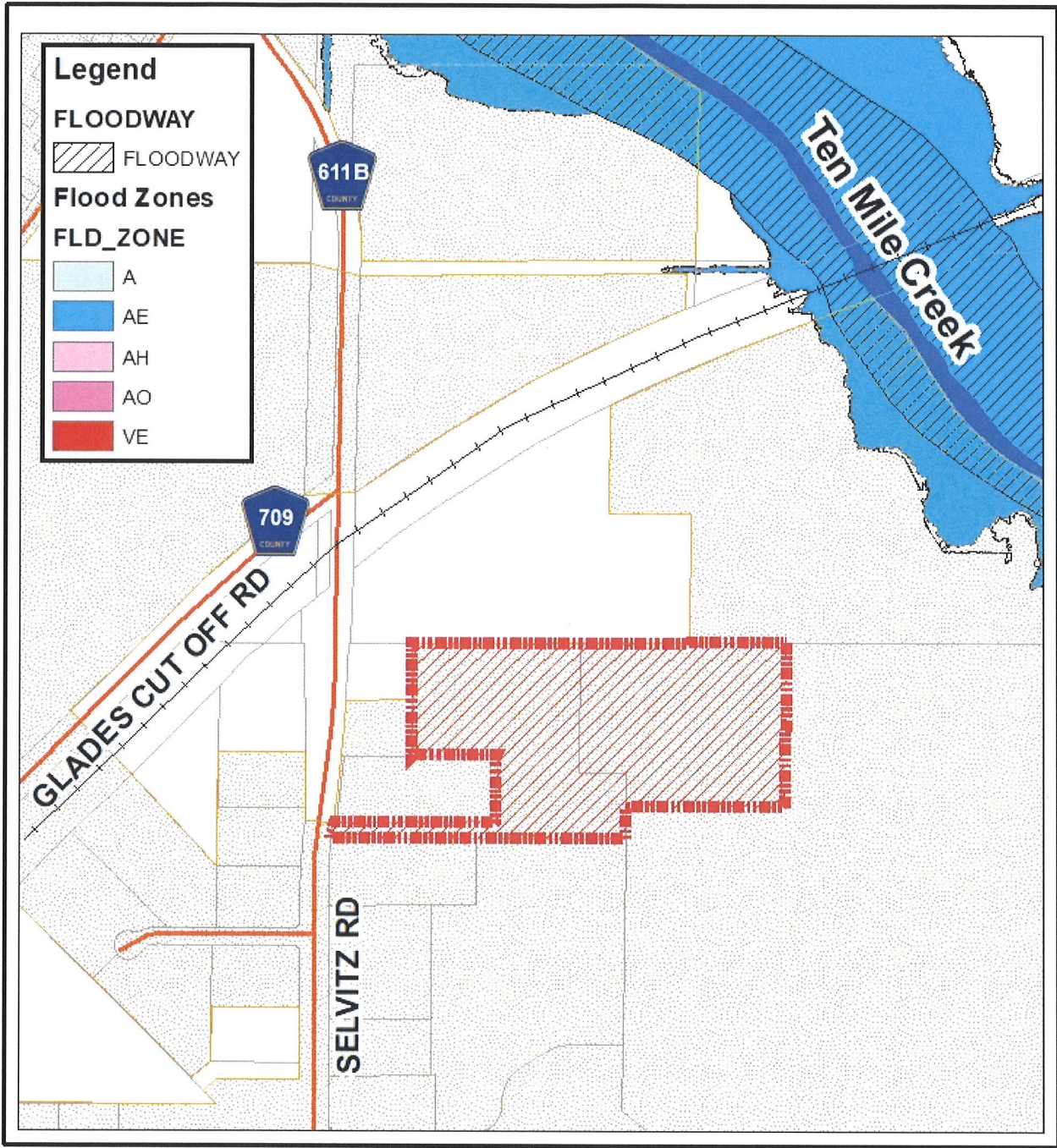
- School
- Government
- Power Facility

1 in = 500 ft

**MAP E**  
Area Zoning  
(existing)

G. L. PIERCE & ENGINEERS, INC.  
CIVIL ENGINEERS - LAND SURVEYORS

Document Path: E:\\_DUM\jim - misc files\recovered data\2017\17-155.pvt - BHT Dev Site - Selvitz Auto Storage\17-155\_GIS Folder\23 acre parcel\18-030\_map\_f - fld zone - 500.mxd



## Southworth Rezoning

**Legend**

- ▨ Petition Parcel
- City Limits - Ft. Pierce
- Fort Pierce

**FacilityType**

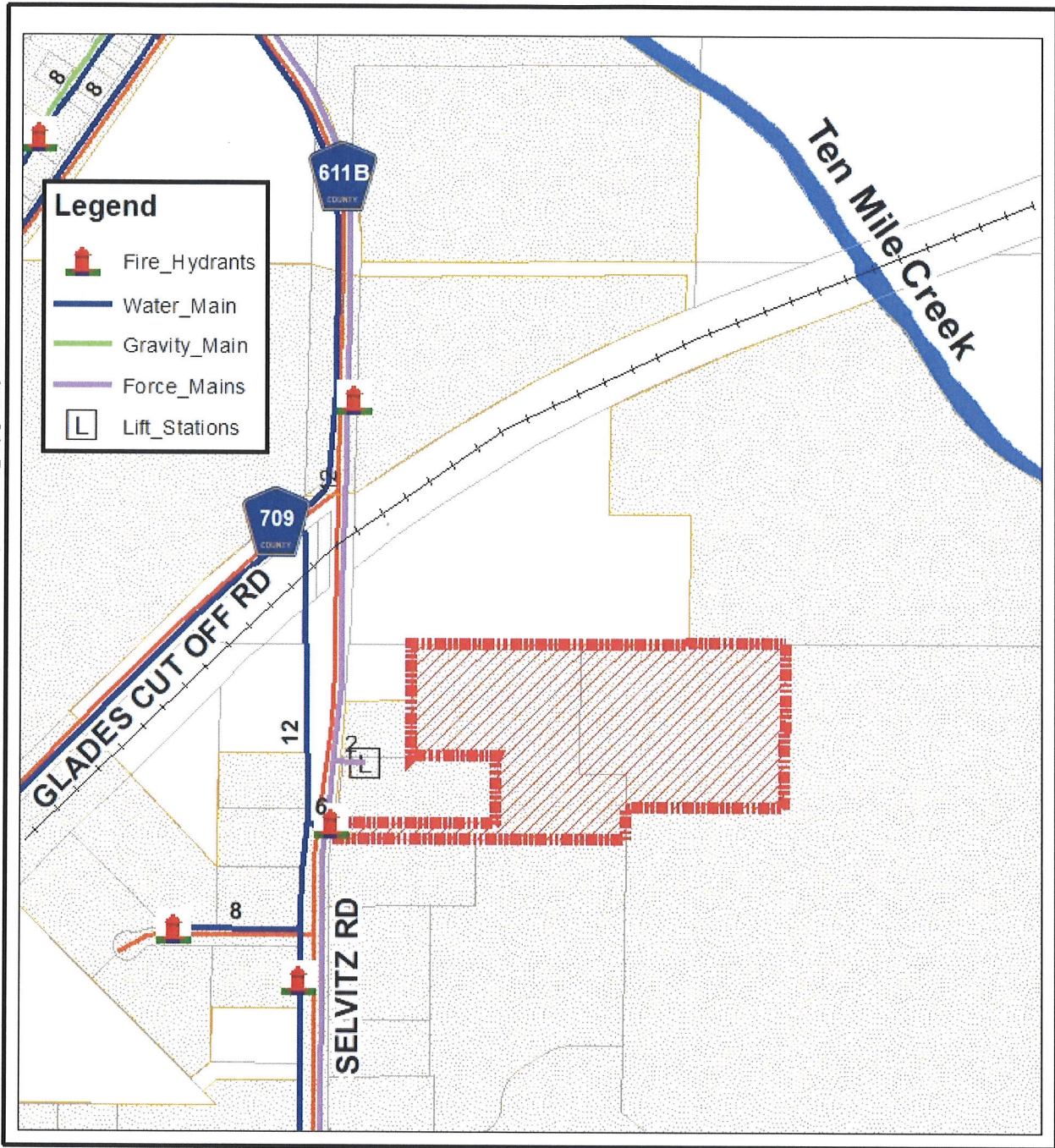
- 🏫 School
- 🏛️ Government
- ⚡ Power Facility

**MAP F**

**Flood Zones**

1 in = 500 ft

Document Path: E:\\_DUM\jlm - misc files\recovered data\2017\17-155.pvt - BHT Dev Site - Selvitz Auto Storage\17-155\_GIS\_Folder\23 acre parcel\18-030\_map g - utility - 500.mxd



### Southworth Rezoning

**Legend**

- Petition Parcel
- City Limits - Ft. Pierce
- Fort Pierce

**FacilityType**

- School
- Government
- Power Facility

**MAP G**  
Utility Services

ALL PEOPLES & ENGINEERING, INC.  
CONSULTING ENGINEERS AND SURVEYORS

1 in = 500 ft

END OF DOCUMENT