



Subdivision

Property address or Location 2121 and 2123 S. Jenkins Road

Parcel ID #(s) 2313-431-0000-000-1, 2313-441-0000-000-2, 2313-434-0001-000-7, 2313-443-0000-000-8 and 2313-444-0040-000

Project description Replat of five (5) parcels. Reconfiguration of parcels to create three (3) parcels.

Structured Rea - Ft. Pierce, LLC

Property Owner(s)

171 N. Aberdeen Street, Suite 400

Street Address

Chicago, IL 60607

City

State Zip

480.603.7577

Phone Number

conork@structuredrea.com

Email Address

Brad Currie, EDC, Inc.

Applicant/Representative, Title, Company

10250 SW Village Parkway, Suite 201

Street Address

Port St. Lucie FL 34987

City

State Zip

772-462-2455

Phone Number

bradcurrie@edc-inc.com

Email Address

Property Owner(s) Acknowledgements: - This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application. The property owner's signature below shall also authorize the Applicant (if other than the property owner) and/or Representative to act in his/her behalf for the purposes of seeking approval for the application described herein.

[Signature] (Authorized Agent)
 Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY

The foregoing instrument was acknowledged before me this 3rd day of December, 2018, by

Bradley J. Currie who is personally known to me or has produced

n/a as identification.

Patricia Sesta
 Signature of Notary

Patricia M. Sesta
 NOTARY PUBLIC
 STATE OF FLORIDA
 Comm# FF983414
 Expires 8/11/2020

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

TO BE COMPLETED BY STAFF

Zoning	Future Land Use	Total Acres	Historic District	Historic Designation
				Contributing Individual Non-Contributing None

Pre-Application Meeting Date _____

Fees _____ Control # _____ B. Permit # _____

Intake Planner _____

Planner Assigned _____

Approved By _____ Date _____

Comments _____

Intake Date Stamp

SUBDIVISION: PRELIMINARY PLAT

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

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

SUBDIVISION: INFRASTRUCTURE PLAN REVIEW

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

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

SUBDIVISION: FINAL PLAT

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

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

SUBDIVISION: MINOR REPLAT

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

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

This Instrument Prepared By:
DENNIS G. CORRICK, ESQ.
Dean, Mead, Minton & Zwemer
1903 South 25th Street, Suite 200
Fort Pierce, Florida 34947
(772) 464-7700

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY
FILE # 4503443 11/20/2018 03:37:36 PM
OR BOOK 4205 PAGE 290 - 294 Doc Type: DEED
RECORDING: \$44.00
Doc Tax: \$9684.50

For Official Use Only

Tax Parcel Identification Nos.

2313-431-0000-000.1, and 2313-441-0000-000.2, (PARCELS 1& 2); 2313-444-0040-000.3, (PARCEL 3); 2313-434-0001-000.7, (PARCEL 4); 2324-112-0000-000.5, (PARCEL 5), 2324-124-0002-000.6, (PARCEL 6); and 2313-443-0000-000.8, (PARCEL 7)

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of the 10th day of November, 2018, by SPEC FT PIERCE, LLC a Florida limited liability company, Document Number L16000037765, whose address is 3200 St Lucie Blvd, Fort Pierce, FL 34946 (“**Grantor**”), to STRUCTURED REA – FT. PIERCE, LLC, an Arizona limited liability company authorized to do business in Florida, Florida Document Number M17000003591, whose address is 171 N Aberdeen St., Suite 400, Chicago, IL 60607 (“**Grantee**”).

(Whenever used herein, the terms “Grantor” and “Grantee” include all the parties to this instrument and the heirs, personal representatives and assigns of individuals, and the successors and assigns of trustees, corporations, limited liability companies, partnerships, governmental and quasi-governmental entities.)

WITNESSETH:

THAT GRANTOR, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto Grantee, all that certain parcel of real property (the “**Land**”) situate in St. Lucie County, Florida, and more particularly described in Exhibit “A”, attached hereto and made a part hereof.

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

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

AND GRANTOR hereby covenants with Grantee that Grantor is lawfully seized of the Land in fee simple; that Grantor has good right and lawful authority to sell and convey the Land and hereby fully warrants the title to the Land and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise. This conveyance is

subject to taxes accruing subsequent to December 31, 2017, and to easements, restrictions, agreements, conditions, limitations, reservations and other matters of record, if any, but this reference to the foregoing shall not operate to reimpose the same.

IN WITNESS WHEREOF, the party referred to above as Grantor has caused this instrument to be executed and delivered in its name and has intended the same to be and become effective as of the day and year first above written.

Signed, sealed and delivered
in the presence of:

Sarah B Hood
Print Name: Sarah Breheny Hood

Linda M. Briglia
Print Name: Linda M. Briglia
Two witnesses as to Grantor

GRANTOR:

SPEC FT PIERCE, LLC, a Florida limited liability company

By: [Signature]
Tyrone Bradley, Manager

STATE OF FLORIDA
COUNTY OF ST. LUCIE

The foregoing instrument was acknowledged before me this 8th day of November, 2018, by TYRONE BRADLEY as MANAGER of SPEC FT PIERCE, LLC, a Florida limited liability company. Said person (check one) is personally known to me, produced a driver's license (issued by a state of the United States within the last five (5) years) as identification, or produced other identification, to wit: _____.



Sarah B Hood
Print Name: Sarah Breheny-Hood
Notary Public, State of Florida
Commission No.: GG 113203
My Commission Expires: 8/8/21

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:

PARCELS 1 AND 2: (ADDRESSES TBD)

THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 AND THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 AND THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, LESS AND EXCEPTING THE FOLLOWING DESCRIBED LANDS:

(A) THAT PART OF:

THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 AND THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SECTION 13, TOWNSHIP 35 SOUTH, RANGE 39 EAST, LYING WITHIN THE BOUNDARIES DESCRIBED AS FOLLOWS:

EXCEPTED PARCEL 1:

BEGIN AT A POINT ON THE SOUTH BOUNDARY OF THE ABOVE SECTION 13 LOCATED SOUTH 89°19'14" WEST 1662.77 FEET OF THE SOUTHEAST CORNER OF SAID SECTION 13; THENCE CONTINUE SOUTH 89°19'14" WEST 324.01 FEET; THENCE NORTH 00°05'08" WEST 1.40 FEET; THENCE NORTH 00°16'48" WEST 1311.22 FEET TO A POINT ON THE SOUTH BOUNDARY OF GRAHAM ROAD; THENCE NORTH 89°34'07" EAST 324.00 FEET; THENCE SOUTH 00°16'48" EAST 1311.22 FEET TO THE POINT OF BEGINNING. (EXCEPTED PARCEL 1 AKA I-95)

EXCEPTED PARCEL 2:

COMMENCE AT A POINT ON THE SOUTHERLY BOUNDARY OF ABOVE SECTION 13 LOCATED SOUTH 89°19'14" WEST 1824.77 FEET OF THE SOUTHEAST CORNER OF SAID SECTION 13; THENCE RUN NORTH 00°16'48" WEST 1331.93 FEET; THENCE NORTH 89°34'07" EAST 162.00 FEET; THENCE SOUTH 00°16'48" EAST 20 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°34'07" EAST 710.85 FEET; THENCE SOUTH 00°25'53" EAST 55.00 FEET; THENCE SOUTH 80°06'23" WEST 152.07 FEET; THENCE SOUTH 89°34'07" WEST 561.06 FEET; THENCE NORTH 00°16'48" WEST 80 FEET TO THE POINT OF BEGINNING; TOGETHER WITH ALL RIGHTS OF INGRESS, EGRESS, LIGHT, AIR, AND VIEW BETWEEN THE REMAINING PROPERTY OF THE GRANTORS NAMED IN ORDER OF TAKING FILED IN OFFICIAL RECORDS BOOK 246, PAGE 2373, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND ANY

FACILITY CONSTRUCTED ON THE ABOVE DESCRIBED PROPERTY.

(B) THAT PART OF:

THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 35 SOUTH, RANGE 39 EAST, LYING WITHIN THE BOUNDARIES DESCRIBED AS FOLLOWS:

EXCEPTED PARCEL 3

COMMENCE AT A POINT ON THE SOUTH BOUNDARY OF THE ABOVE SECTION 13 LOCATED SOUTH 89°19'14" WEST 1824.77 FEET OF THE SOUTHEAST CORNER OF SAID SECTION 13; THENCE RUN NORTH 00°16'48" WEST 1331.93 FEET; THENCE NORTH 89°34'07" EAST 872.79 FEET; THENCE SOUTH 00°25'53" EAST 20 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°34'07" EAST 911.97 FEET TO A POINT ON THE WEST BOUNDARY OF JENKINS ROAD; THENCE SOUTH 00°16'37" EAST 30 FEET; THENCE SOUTH 89°34'07" WEST 761.89 FEET; THENCE SOUTH 80°06'23" WEST 152.07 FEET; THENCE NORTH 00°25'53" WEST 55.00 FEET TO THE POINT OF BEGINNING.

(C) THE NORTH 353.45 FEET OF THE SOUTH 395.95 FEET OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 35 SOUTH, RANGE 39 EAST.

(D) THE EAST 46 FEET FOR JENKINS ROAD RIGHT-OF-WAY.

(E) RIGHT-OF-WAY FOR DRAINAGE CANALS.

PARCEL 3: (2197 JENKINS ROAD)

THE NORTH 353.45 FEET OF THE SOUTH 395.95 FEET OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, LESS THE EAST 46 FEET FOR JENKINS ROAD RIGHT-OF-WAY.

PARCEL 4: (ADDRESS TBD)

THAT PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 LYING EASTERLY OF THE EASTERLY RIGHT-OF-WAY OF I-95, OF SECTION 13, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA.

PARCEL 5: (6133 TEDDER ROAD)

THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 AND THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST

1/4 OF THE NORTHEAST 1/4, LESS THE NORTH 40.5 FEET THEREOF, ALL LOCATED IN SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, EXCEPTING THEREFROM ALL RIGHTS OF WAY FOR PUBLIC ROADS AND CANALS.

PARCEL 6: (ADDRESS TBD)

THE NORTH 1/2 OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ALL LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA, LESS ROAD RIGHTS-OF-WAY AND DRAINAGE CANALS. ALSO LESS A TRIANGULAR PARCEL IN THE NORTHEAST CORNER BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, RUN SOUTH ALONG THE EAST LINE 15 FEET; THENCE RUN NORTHWESTERLY TO THE NORTH LINE OF SAID NORTH 1/2 OF THE NORTH 1/2 TO A POINT 15 FEET WEST OF THE POINT OF BEGINNING; THENCE RUN EAST 15 FEET TO THE POINT OF BEGINNING.

PARCEL 7: (2191 JENKINS ROAD)

THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 35 SOUTH, RANGE 39 EAST, LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA. EXCEPTING, HOWEVER, RIGHTS OF WAY FOR DRAINAGE CANALS AND PUBLIC ROADS.

44.00
4184.00

Prepared by and return to:
Daniel L. DeCubellis
Carlton Fields Jordan Burt, P.A.
Post Office Box 1171
Orlando, Florida 32802-1171

PARCEL ID#	2313-431-0000-000	2324-112-0000-000
	2313-441-0000-000	2324-124-0002-000
	2313-441-0040-000	2313-443-0000-000
	2313-434-0001-000	

SPECIAL WARRANTY DEED

This Special Warranty Deed is executed effective the 3rd day of March, 2016, by **CAPSTONE RESDEV, LLC, a Delaware limited liability company**, with an address of 249 Fifth Avenue, Pittsburgh, Pennsylvania 15222 (hereinafter referred to as "Grantor"), to **SPEC FT PIERCE, LLC, a Florida limited liability company**, with an address of 3002 St. Lucie Blvd., Fort Pierce, Florida 34946 (hereinafter referred to as "Grantee"):

Subject to the limitations described herein, Grantor grants and conveys ownership of the property (the "Property") described below to Grantee, to have and to hold the Property in fee simple forever, along with all of its rights and appurtenances, including any right, title, and interest of Grantor in adjacent streets, alleys, and rights-of-way.

The Property consists of the land, together with all tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining, in **St. Lucie County**, State of Florida. The legal description of the Property is:

See **Exhibit "A"** attached hereto and made a part hereof.

This Special Warranty Deed was made for and in consideration of the sum of \$10.00 and other good and valuable consideration paid to the undersigned by Grantee.

Grantor covenants with Grantee that Grantor specially warrants title to the Property conveyed here, and that Grantor will forever warrant and defend title to the Property for Grantee and Grantee's heirs and personal representatives and assigns, from and against the claims and demands of Grantor and all persons claiming by, through, or under Grantor, but not against the claims of any others.

The conveyance of the Property is made subject to the following exceptions, reservations or restrictions: Taxes and assessments for the year 2016 and subsequent years, all easements, reservations, exceptions, encumbrances and restrictions of record, but any reference in this Special Warranty Deed to any easement, reservation, exception, encumbrance or restriction shall not serve to or be deemed to reimpose or reinstate any such easement, reservation, exception, encumbrance or restriction unless such reinstatement or reimposition is specifically set forth in this Special Warranty Deed.

The covenants made in this deed are legally binding on Grantor and all who lawfully succeed to Grantor's rights and responsibilities. These covenants can be enforced by Grantee and all future owners of the Property.

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed as of the day and year first above written.

Signed, Sealed and Delivered in the Presence of:

Hema Rodriguez
Witness **Hema Rodriguez**
Print Name:

Lexie A. Isaac
Witness **Lexie A. Isaac**
Print Name:

CAPSTONE RESDEV, LLC, a Delaware limited liability company

By: **LAND HOLDING, LLC**, a Delaware limited liability company, as sole Managing Member

By: John R. Gassie
Name: **JOHN R. GASSIE**
Its: **Vice President**

STATE OF FLORIDA)
COUNTY OF ORANGE)

The foregoing instrument was acknowledged before me this 15th day of March, 2016, by JOHN R. GASSIE, as Vice President of LAND HOLDING, LLC, a Delaware limited liability company, the sole Managing Member of CAPSTONE RESDEV, LLC, a Delaware limited liability company, on behalf of the company, who [X] is personally known to me or [] has produced _____ as identification.

(SEAL)

Lexie A. Isaac
(Signature of Notary Public-State of Florida)

(Name of Notary Typed, Printed, or Stamped)



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:

PARCELS 1 AND 2:

THE E (1/2) OF THE SE (1/4) OF THE SE (1/4) AND THE NE (1/4) OF THE SW (1/4) OF THE SE (1/4) AND THE NW (1/4) OF THE SE (1/4) OF THE SE (1/4) OF SECTION 13, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, LESS AND EXCEPTING THE FOLLOWING DESCRIBED LANDS:

(A) THAT PART OF:

THE NE (1/4) OF THE SW (1/4) OF THE SE (1/4) AND THE NW (1/4) OF THE SE (1/4) OF THE SE (1/4) OF THE SECTION 13, TOWNSHIP 35 SOUTH, RANGE 39 EAST, LYING WITHIN THE BOUNDARIES DESCRIBED AS FOLLOWS:

(1) BEGIN AT A POINT ON THE SOUTH BOUNDARY OF ABOVE SECTION 13 LOCATED SOUTH 89°19'14" WEST 1662.77 FEET OF THE SOUTHEAST CORNER OF SAID SECTION 13, THENCE CONTINUE SOUTH 89°19'14" WEST 324.01 FEET, THENCE NORTH 0°05'08" WEST 1.40 FEET, THENCE NORTH 00°16'48" WEST 1311.22 FEET TO A POINT ON THE SOUTH BOUNDARY OF GRAHAM ROAD, THENCE NORTH 89°34'07" EAST 324.00 FEET, THENCE SOUTH 00°16'48" EAST 1311.22 FEET TO THE POINT OF BEGINNING.

(2) COMMENCE AT A POINT ON THE SOUTHERLY BOUNDARY OF ABOVE SECTION 13 LOCATED SOUTH 89°19'14" WEST 1824.77 FEET OF THE SOUTHEAST CORNER OF SAID SECTION 13, THENCE RUN NORTH 00°16'48" WEST 1331.93 FEET, THENCE NORTH 89°34'07" EAST 162.00 FEET, THENCE SOUTH 00°16'48" EAST 20 FEET TO THE POINT OF BEGINNING, THENCE NORTH 89°34'07" EAST 710.85 FEET, THENCE SOUTH 00°25'53" EAST 55.00 FEET, THENCE SOUTH 80°06'23" WEST 152.07 FEET, THENCE SOUTH 89°34'07" WEST 561.06 FEET, THENCE NORTH 00°16'48" WEST 80 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH ALL RIGHTS OF INGRESS, EGRESS, LIGHT, AIR, AND VIEW BETWEEN THE REMAINING PROPERTY OF THE GRANTORS NAMED IN DEED FILED IN OFFICIAL RECORD BOOK 2096 PAGE 908 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND ANY FACILITY CONSTRUCTED ON THE ABOVE DESCRIBED PROPERTY.

(B) THAT PART OF:

THE NW (1/4) OF THE SE (1/4) OF THE SE (1/4) OF SECTION 13, TOWNSHIP 35 SOUTH RANGE 39 EAST, LYING WITHIN THE BOUNDARIES DESCRIBED AS FOLLOWS:

COMMENCE AT A POINT ON THE SOUTH BOUNDARY OF ABOVE SECTION 13 LOCATED SOUTH 89°19'14" WEST 1824.77 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 13, THENCE RUN NORTH 00°16'48" WEST 1331.93 FEET, THENCE NORTH 89°34'07" EAST 872.79 FEET, THENCE SOUTH 00°25'53" EAST 20 FEET TO THE POINT OF BEGINNING, THENCE NORTH 89°34'07" EAST 911.97 FEET TO A POINT ON THE WEST BOUNDARY OF JENKINS ROAD, THENCE SOUTH 00°16'37" EAST 30 FEET, THENCE SOUTH 89°34'07" WEST 761.89 FEET, THENCE SOUTH 80°06'23" WEST 152.07 FEET, THENCE NORTH 00°25'53" WEST 55.00 FEET TO THE POINT OF BEGINNING.

(C) THE NORTH 353.45 FEET OF THE SOUTH 395.95 FEET OF THE E (1/2) OF THE SE (1/4) OF THE SE (1/4) OF SECTION 13, TOWNSHIP 35 SOUTH, RANGE 39 EAST.

(D) THE EAST 46 FEET FOR JENKINS ROAD RIGHT-OF-WAY.

(E) RIGHT-OF-WAY FOR DRAINAGE CANALS.

PARCEL 3:

THE NORTH 353.45 FEET OF THE SOUTH 395.95 FEET OF THE EAST ONE-HALF ((1/2)) OF THE SOUTHEAST QUARTER (SE (1/4)) OF THE SOUTHEAST QUARTER (SE (1/4)) OF SECTION 13, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, LESS THE EAST 46 FEET FOR JENKINS ROAD RIGHT-OF-WAY.

PARCEL 4:

THAT PART OF THE SE (1/4) OF THE SW (1/4) OF THE SE (1/4) LYING EASTERLY OF THE EASTERLY RIGHT-OF-WAY OF 1-95, OF SECTION 13, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA.

PARCEL 5:

THE NORTH (1/2) OF THE NORTHWEST (1/4) OF THE NORTHEAST (1/4) OF THE NORTHEAST (1/4) AND THE EAST (1/2) OF THE NORTHEAST (1/4) OF THE NORTHWEST (1/4) OF THE NORTHEAST (1/4), LESS THE NORTH 40.5 FEET THEREOF, ALL LOCATED IN SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, EXCEPTING THEREFROM ALL RIGHTS OF WAYS FOR PUBLIC ROAD AND CANALS.

PARCEL 6:

THE NORTH (1/2) OF THE NORTH (1/2) OF THE SOUTHEAST (1/4) OF THE NORTHWEST (1/4) OF THE NORTHEAST (1/4) OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ALL LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA, LESS ROAD RIGHTS-OF-WAY AND DRAINAGE CANALS. ALSO LESS A TRIANGULAR PARCEL IN THE NORTHEAST CORNER BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE NORTH (1/2) OF THE NORTH (1/2) OF THE SOUTHEAST (1/4) OF THE NORTHWEST (1/4) OF THE NORTHEAST (1/4) OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, RUN SOUTH ALONG THE EAST LINE 15 FEET; THENCE RUN NORTHEASTERLY TO THE NORTH LINE OF SAID NORTH (1/2) OF THE NORTH (1/2) TO A POINT 15 FEET WEST OF THE POINT OF BEGINNING; THENCE RUN EAST 15 FEET TO THE POINT OF BEGINNING.

PARCEL 7:

THE SW (1/4) OF THE SE (1/4) OF THE SE (1/4) OF SECTION 13, TOWNSHIP 35 SOUTH, RANGE 39 EAST, LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA. EXCEPTING, HOWEVER, RIGHTS OF WAY FOR DRAINAGE CANALS AND PUBLIC ROADS.

Structured Rea-Ft. Pierce, LLC
2025 N Third Street, Suite 200
Phoenix, AZ 85004

AGENT CONSENT FORM

Project Name: Camping World

Parcel ID: 2313-431-0000-000-1, 2313-434-0001-000-7, 2313-443-0000-000-8, 2313-444-0040-000-3 and 2313-441-0000-000-2

BEFORE ME THIS DAY PERSONALLY APPEARED Stephen Doyle, WHO BEING DULY SWORN, DEPOSES AND SAYS THE FOLLOWING:

I hereby give CONSENT to Engineering Design & Construction, Inc. to act on my behalf, to submit or have submitted applications and all required material and documents, and to attend and represent me at all meetings and public hearings pertaining all City, County and State permits for completion of the project indicated above. Furthermore, I hereby give consent to the party designated above to agree to all terms and conditions which may arise as part of the approval of this application for the proposed use of a commercial development.

FURTHER AFFIANT SAYETH NOT.

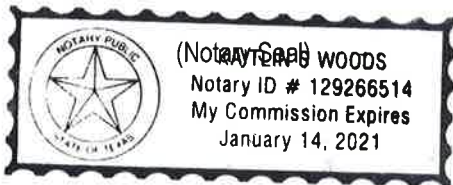
The foregoing instrument was acknowledged before me this 30th day of November, 2018, by Stephen Doyle (Name of Person Acknowledging) who is personally known to me or who has produced drivers license (type of identification) as identification and who did (did not) take an oath.

Kaitlin S. Woods

Notary Signature

Kaitlin S. Woods

Printed Name of Notary



January 14, 2021

My commission expires

Stephen Doyle

Owner's Signature

Stephen Doyle

Owner's Name

171 N Aberdeen St, Suite 400

Street Address

Chicago, Illinois 60607

City, State, Zip

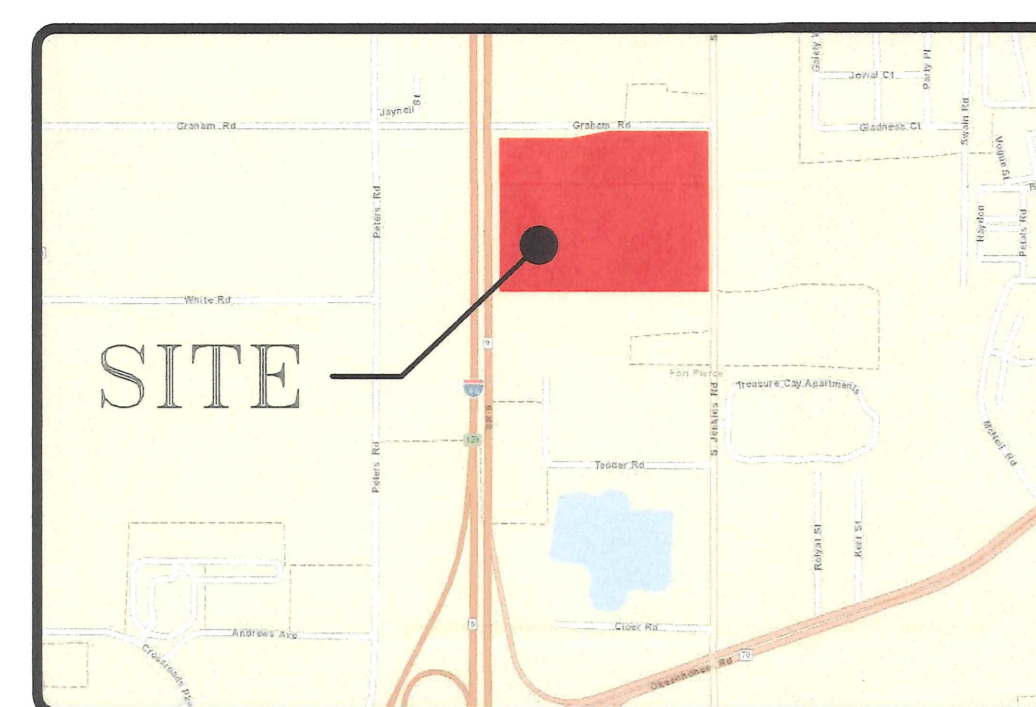
847-951-8974 / steved@structuredrea.com

Telephone / Email

BOUNDARY, TOPOGRAPHIC & TREE SURVEY

FOR: CAMPING WORLD

EAST 1/4 CORNER SECTION 13
FD PK NAIL/WASHER



MARTIN COUNTY, FLORIDA
VICINITY MAP
NO SCALE

LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF ST. LUCIE, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:
PARCELS 1 AND 2:

THE E (1/2) OF THE SE (1/4) OF THE SE (1/4) AND THE NE (1/4) OF THE SW (1/4) OF THE SE (1/4) AND THE NW (1/4) OF THE SE (1/4) OF SECTION 13, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, LESS AND EXCEPTING THE FOLLOWING DESCRIBED LANDS:

(A) THAT PART OF:

THE NE (1/4) OF THE SW (1/4) OF THE SE (1/4) AND THE NW (1/4) OF THE SE (1/4) OF THE SE (1/4) OF SECTION 13, TOWNSHIP 35 SOUTH, RANGE 39 EAST, LYING WITHIN THE BOUNDARIES DESCRIBED AS FOLLOWS:

LESS & EXCEPT PARCEL 1:

BEGIN AT A POINT ON THE SOUTH BOUNDARY OF ABOVE SECTION 13 LOCATED SOUTH 89°19'14" WEST 162.77 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 13, THENCE CONTINUE SOUTH 89°19'14" WEST 324.01 FEET, THENCE NORTH 0°05'08" WEST 1.40 FEET, THENCE NORTH 00°16'48" WEST 131.22 FEET TO A POINT ON THE SOUTH BOUNDARY OF GRAHAM ROAD, THENCE NORTH 89°34'07" EAST 324.00 FEET, THENCE SOUTH 00°16'48" EAST 131.22 FEET TO THE POINT OF BEGINNING. (LESS & EXCEPT PARCEL 1 AKA I-95) LESS & EXCEPT PARCEL 2:

COMMENCE AT A POINT ON THE SOUTHERLY BOUNDARY OF ABOVE SECTION 13 LOCATED SOUTH 89°19'14" WEST 1824.77 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 13, THENCE RUN NORTH 00°16'48" WEST 1331.93 FEET, THENCE NORTH 89°34'07" EAST 162.00 FEET, THENCE SOUTH 00°16'48" EAST 20 FEET TO THE POINT OF BEGINNING, THENCE NORTH 89°34'07" EAST 710.85 FEET, THENCE SOUTH 00°25'53" EAST 55.00 FEET, THENCE SOUTH 80°08'23" WEST 152.07 FEET, THENCE SOUTH 89°34'07" WEST 561.06 FEET, THENCE NORTH 00°16'48" WEST 80 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH ALL RIGHTS OF INGRESS, EGRESS, LIGHT, AIR, AND VIEW BETWEEN THE REMAINING PROPERTY OF THE GRANTORS NAMED IN DEED FILED IN OFFICIAL RECORD BOOK 2096 PAGE 908 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND ANY FACILITY CONSTRUCTED ON THE ABOVE DESCRIBED PROPERTY.

THAT PART OF:

LESS & EXCEPT PARCEL 3:

THE NW (1/4) OF THE SE (1/4) OF THE SE (1/4) OF SECTION 13, TOWNSHIP 35 SOUTH RANGE 39 EAST, LYING WITHIN THE BOUNDARIES DESCRIBED AS FOLLOWS:

COMMENCE AT A POINT ON THE SOUTH BOUNDARY OF ABOVE SECTION 13 LOCATED SOUTH 89°19'14" WEST 1824.77 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 13, THENCE RUN NORTH 00°16'48" WEST 1331.93 FEET, THENCE NORTH 89°34'07" EAST 872.79 FEET, THENCE SOUTH 00°25'53" EAST 20 FEET TO THE POINT OF BEGINNING, THENCE NORTH 89°34'07" EAST 911.97 FEET TO A POINT ON THE WEST BOUNDARY OF JENKINS ROAD, THENCE SOUTH 00°16'48" EAST 30 FEET, THENCE SOUTH 89°34'07" WEST 761.81 FEET, THENCE SOUTH 80°08'23" WEST 152.07 FEET, THENCE NORTH 00°25'23" WEST 55.00 FEET TO THE POINT OF BEGINNING.

THE NORTH 353.45 FEET OF THE SOUTH 395.95 FEET OF THE E (1/2) OF THE SE (1/4) OF SECTION 13, TOWNSHIP 35 SOUTH, RANGE 39 EAST.

THE EAST 46 FEET FOR JENKINS ROAD RIGHT-OF-WAY.

RIGHT-OF-WAY FOR DRAINAGE CANALS.

PARCEL 3:

THE NORTH 353.45 FEET OF THE SOUTH 395.95 FEET OF THE EAST ONE-HALF ((1/2)) OF THE SOUTHEAST QUARTER (SE (1/4)) OF THE SOUTHEAST QUARTER (SE (1/4)) OF SECTION 13, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, LESS THE EAST 46 FEET FOR JENKINS ROAD RIGHT-OF-WAY.

PARCEL 4:

THAT PART OF THE SE (1/4) OF THE SW (1/4) OF THE SE (1/4) LYING EASTERLY OF THE EASTERLY RIGHT-OF-WAY OF 1-95, OF SECTION 13, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA.

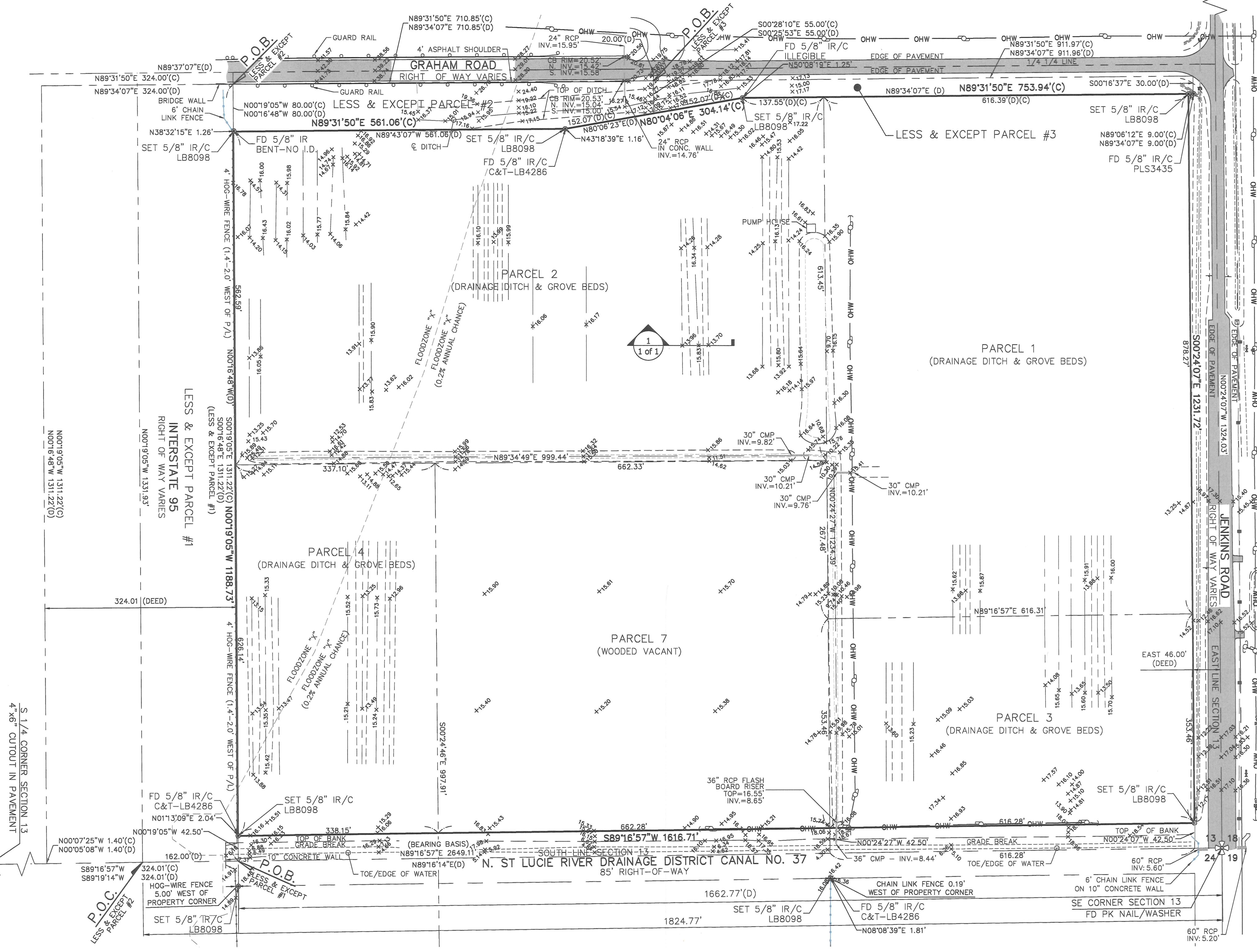
PARCEL 7:

THE SW (1/4) OF THE SE (1/4) OF THE SE (1/4) OF SECTION 13, TOWNSHIP 35 SOUTH, RANGE 39 EAST, LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA, EXCEPTING, HOWEVER, RIGHTS OF WAY FOR DRAINAGE CANALS AND PUBLIC ROADS.

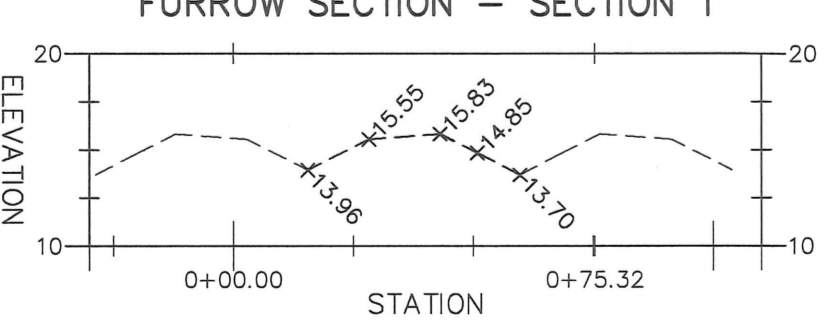
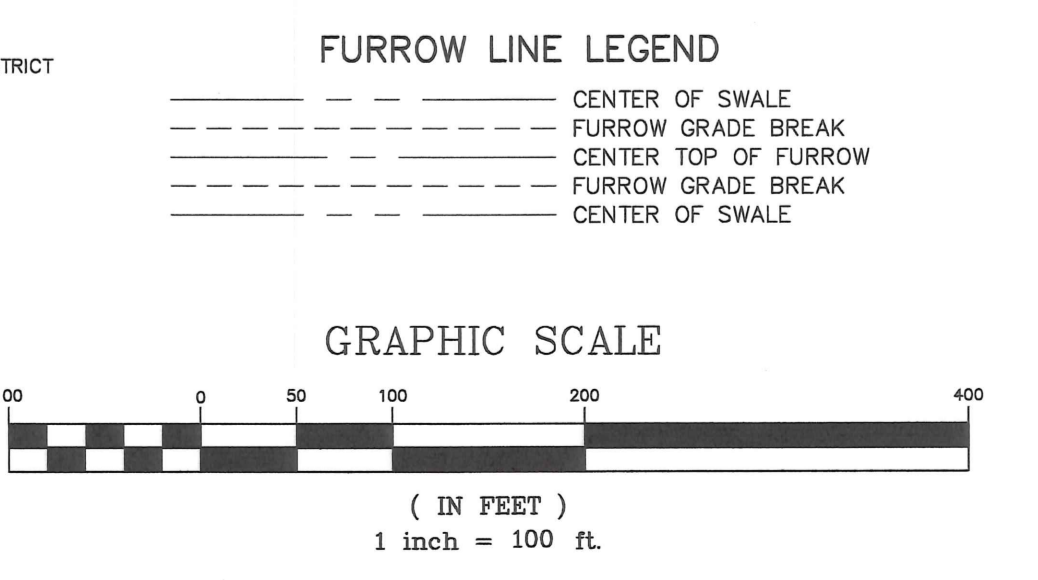
SURVEYORS NOTES AND REPORT:

- REPRODUCTIONS OF THIS MAP ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. THIS SURVEY CANNOT BE TRANSFERRED OR ASSIGNED WITHOUT THE SPECIFIC WRITTEN PERMISSION OF ENGINEERING, DESIGN AND CONSTRUCTION, INC. IT IS A VIOLATION OF CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, TO ALTER THIS SURVEY WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT OF THE SURVEYOR. ADDITIONS AND/OR DELETIONS MADE TO THE FACE OF THIS SURVEY ARE PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING SURVEYOR, AND WILL MAKE THIS SURVEY INVALID.
- PARCEL CONTAINS 45.00 ACRES, MORE OR LESS.
- THE EXPECTED USE OF THIS SURVEY AND MAP IS COMMERCIAL.
- CURRENT DESCRIPTION(S) SHOWN HEREON PROVIDED BY THE CLIENTS AND/OR THEIR AGENTS. LANDS SHOWN HEREON WERE NOT ABSTRACTED BY THIS OFFICE FOR RIGHTS-OF-WAY, EASEMENTS OF RECORD, OWNERSHIP, ABANDONMENT'S, DEED RESTRICTIONS, OR MURPHY ACT DEEDS. A FORMAL TITLE COMMITMENT HAS NOT BEEN PROVIDED.
- NOT ALL IMPROVEMENTS WERE LOCATED, INCLUDING UNDERGROUND UTILITIES, UTILITY SERVICES, AS PART OF THIS SURVEY.
- THE HEREON DESCRIBED PROPERTY IS LOCATED WITHIN FLOOD HAZARD ZONE DESIGNATION "X" (WITH A 0.2% ANNUAL CHANCE FOR FLOOD) ACCORDING TO FLOOD INSURANCE RATE MAP NO. 12111C0167J, SAINT LUCIE COUNTY, FLORIDA, BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.), EFFECTIVE DATE FEBRUARY 16, 2012.
- THE LAST DATE OF FIELD WORK WAS JUNE 15, 2018.
- REVISIONS SHOWN HEREON DO NOT REPRESENT A "FIELD SURVEY UPDATE" UNLESS OTHERWISE NOTED.
- BEARINGS, IF SHOWN HEREON, ARE BASED UPON NORTH AMERICAN DATUM OF 1983, FLORIDA STATE PLANE PROJECTION PER THE LINE LABELED HEREON AS (BEARING BASIS) AND ALL OTHER BEARINGS ARE RELATIVE THERETO. DISTANCES ARE IN U.S. SURVEY FEET AND DECIMAL PARTS THEREOF.
- IN SOME INSTANCES, GRAPHIC REPRESENTATIONS AND SYMBOLS SHOWN HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE THE RELATIONSHIP BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. THE DIMENSIONS SHOWN SHALL CONTROL THE LOCATION, OF THE IMPROVEMENTS, OVER THE SCALED POSITIONS.
- THE OWNERSHIP OF PERIMETER FENCES, WALLS, HEDGES AND LANDSCAPING SHOWN HEREON ARE NOT KNOWN AND ARE NOT LISTED AS ENCROACHMENTS. THEIR RELATIVE LOCATION IS SHOWN IN RELATION TO THE BOUNDARY LINES SHOWN.
- THE SURVEY MAP SHOWN HEREON DOES NOT NECESSARILY CONTAIN ALL OF THE INFORMATION OBTAINED OR DEVELOPED BY THE UNDERSIGNED SURVEYOR IN HIS FIELD WORK, OFFICE WORK OR RESEARCH.
- FOR CLARITY PURPOSES, THERE IS ADDITIONAL TOPOGRAPHIC INFORMATION NOT SHOWN AS A PART OF THIS SURVEY, REFER TO CAD-FILE FOR THE ADDITIONAL TOPOGRAPHIC INFORMATION

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADOPTION BY EDC, INC. SHALL BE WITHOUT LIABILITY TO EDC, INC.



LEGEND	
(P)	PLAT DATA CALCULATED FROM FIELD MEASUREMENTS
(C)	DEED OR DESCRIPTION MEASURED DIMENSION
(R)	RECORD DATA
(E)	POINT OF COMMENCEMENT
(B)	POINT OF BEGINNING
(L)	LICENSED BUSINESS PERMANENT REFERENCE MONUMENT
(M)	5/8" IR/C AND CAP CONCRETE MONUMENT
(C)	CERTIFIED CORNER RECORD
(F)	FOUND
(MAG/D)	IRON ROD AND DISC
(ID)	IDENTIFICATION
(ORB)	OFFICIAL RECORDS BOOK
(PB)	PLAT BOOK
(P.P.)	PAGE
(R)	CENTRAL ANGLE
(A)	NATIONAL GEODETIC VERTICAL DATUM
(L)	RADIUS
(F)	ARC LENGTH
(I)	INFO
(T)	TOP OF BANK
(U)	OVERHEAD UTILITY WIRES
(W)	WOOD UTILITY POLE
(N)	NORTHING (OR NORTH)
(E)	EASTING (OR EAST)
(I)	DRAINAGE STRUCTURE (CURB INLET)
(C)	DRAINAGE STRUCTURE (CATCH BASIN)
(S)	SPOT ELEVATION
(B)	BENCHMARK
(G)	GUY ANCHOR
(P)	PROPERTY LINE
(B)	BASELINE
(N)	NUMBER
(T)	TYPICAL
(NAV)	NORTH AMERICAN VERTICAL DATUM
(NOV)	NATIONAL GEODETIC VERTICAL DATUM
(FDT)	FLORIDA DEPARTMENT OF TRANSPORTATION



MICHAEL T. OWEN PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION #5556
SIGNATURE DATE: 6-19-2018

ENGINEERS & SURVEYORS ENVIRONMENTAL

10250 VILLAGE PARKWAY
UNIT 201
PORT ST. LUCIE, FL 34987
772-462-2455
www.edc-inc.com

F.B.P.E. CERTIFICATE OF AUTHORIZATION 8935
L.B. CERTIFICATE OF AUTHORIZATION 8096

DRAWN BY	CHECKED BY	DATE	SHEET #	LAYOUT	SCALE	DATE
		16-02-2018	2018			FEBRUARY 27, 2018

ROUTE TOPOGRAPHIC & TREE SURVEY

FOR: CAMPING WORLD
LANDS LYING IN SECTION 13,
TOWNSHIP 35 SOUTH, RANGE 39 EAST

FLORIDA
ST. LUCIE COUNTY.

S-16-342

1 OF 2

