



## APPLICATION FOR ANNEXATION

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

**Application submission shall include the following:**

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

**In addition to a complete application, packets shall include:**

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

1. Address: 3000 VIRGINIA AVE

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

Property Tax ID: 2419-111-0002-000-7

3. Size of described property: 17.83 ACRES

4. Project description: RENTAL APARTMENTS

5. Current St. Lucie County Future Land Use Designation: COM

6. Current St. Lucie County Zoning: CG

7. Is this a Historic property? NO

8. Appraised value: Tax Assessed Value: \$1,631,000

9. Name of Owner(s): 11765663 CANADA, INC., 136681 CANADA INC., AND 135058 CANADA, INC., CANADIAN CORPORATIONS

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

Mailing Address: PLEASE SEE ATTACHED SIGNATURE PAGE

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Phone \_\_\_\_\_ Fax \_\_\_\_\_

10. Name of Representative: JEREMY MEARS  
Signature of representative: [Signature]  
Mailing Address: 6517 MAPLERIDGE 1  
City) HOUSTON State TX. Zip 77081  
Phone 210-669-3081 Fax 318-855-5662  
E-mail: JEREMY@TBSG.COM

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

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

**OWNER:**

11765663 CANADA, INC.,  
a Canadian corporation

By (Signature):  Renee Greenberg  
5A42FEBE07C541F...

Name (print): Renee Greenberg

Title: authorized director

**OWNER:**

136681 CANADA, INC.,  
a Canadian corporation

By (Signature):  Jeffrey Greenberg  
B34CC67288B5483...

Name (print): Jeffrey Greenberg

Title: authorized representative

**OWNER:**

135058 CANADA, INC.,  
a Canadian corporation

By (Signature):  Jeffrey Greenberg  
B34CC67288B5483...

Name (print): Jeffrey Greenberg

Title: authorized representative

**Exhibit "A"**

That part of the Southeast One-Quarter (Southeast 1/4) of the Northwest One-Quarter (Northwest 1/4) of the Northeast One-Quarter (Northeast 1/4) of Section 19, Township 35 South, Range 40 East, St. Lucie County, Florida; lying South of North St. Lucie River Drainage District Canal No. 7 and East of North St. Lucie River Drainage District Canal No. 29, A.K.A. Five Mile Creek, and that part of the North Three-Fourths (North 3/4) of the Northeast One-Quarter (Northeast 1/4) of the Northeast One-Quarter (Northeast 1/4) of Section 19, Township 35 South, Range 40 East, St. Lucie County, Florida, lying Southerly of North St. Lucie River Drainage District Canal No. 7 and South of Virginia Avenue, being more particularly described as follows:

Commencing at the Northeast corner of said Section 19, thence South 2°08'11" East along the East line of said Section 19 a distance of 149.60 feet to the South right-of-way line of Virginia Avenue (100.00 feet right-of-way) thence South 89°58'49" West along said South right-of-way line a distance of 15.00 feet to the West right-of-way line of "Hartman Road" and the Point of Beginning of this description, thence continue South 89°58'49" West along said South right-of-way line of Virginia Avenue a distance of 333.61 feet to the Southerly right-of-way line of Canal No. 7 of the North St. Lucie River Drainage District as depicted on Sheet 1 of 4 of the Florida State Turnpike Authority Right-of-Way Map for State Road No. 70, thence South 52°36'39" West along said Southerly right-of-way line a distance of 1354.68 feet to the Easterly right-of-way line of North St. Lucie River Drainage District Canal No. 29 (Five Mile Creek) as shown on that Right-of-Way Map on file with the St. Lucie County Mapping Division, thence South 57°53'56" East along said Easterly right-of-way line a distance of 162.93 feet to a point of curve, thence Southerly along said right-of-way line along the arc of a circular curve to the right (concave Southwesterly) having a radius of 357.48 feet, a central angle of 1°03'46", an arc distance of 6.63 feet to the East line of the Southeast One-Quarter (Southeast 1/4) of the Northwest One-Quarter (Northwest 1/4) of the Northeast One-Quarter (Northeast 1/4) of said Section 19, thence North 1°40'25" West along said East a distance of 61.89 feet to the South line of the North Three-Fourths (North 3/4) of the Northeast One-Quarter (Northeast 1/4) of the Northeast One-Quarter (Northeast 1/4) of said Section 19, thence North 88°48'53" East along said South line a distance of 1299.16 feet to the said West right-of-way line of Hartman Road, thence North 2°08'11" West along said West right-of-way line, lying 15.00 feet West of and parallel with the East line of said Section 19, a distance of 824.70 feet to the Point of Beginning.

LESS AND EXCEPT: The Order of Taking recorded in Official Records Book 787, Page 76 and Stipulated Final Judgment recorded in Official Records Book 808, Page 184, Public Records of St. Lucie County, Florida.



Prepared by and Return to:  
Lawrence B. Steinberg, Esq.  
Steinberg Garellek  
200 East Palmetto Park Road Ste 200  
Boca Raton FL 33432

**THIS IS A TRANSFER BY GRANTOR OF UNENCUMBERED PROPERTY WITHOUT CONSIDERATION TO THE GRANTEE, ITS SOLE SHAREHOLDER IN CONNECTION WITH THE DISSOLUTION OF THE GRANTOR AND THEREFORE THIS DEED IS NOT SUBJECT TO DOCUMENTARY STAMPS PURSUANT TO CRESCENT MIAMI CENTER, LLC, V. FLORIDA DEPARTMENT OF REVENUE, CASE 903 SO. 2D 913 (FLA. 2005).**

## **QUITCLAIM DEED**

**This Quitclaim Deed** is executed this 27<sup>th</sup> day of November, 2020, by 135641 Canada Inc., a dissolved Canadian corporation, as to an undivided 25% interest and 138252 Canada Inc., a dissolved Canadian corporation, as to an undivided 25% interest (collectively, "Grantor") whose post office address is 4420 Cote-de-Liesse Road, Suite 200, Mount Royal, Quebec Canada H4N 2P7 to 11765663 Canada Inc., a Canadian corporation ("Grantee") whose post office address is 4420 Cote-de-Liesse Road, Suite 200, Mount Royal, Quebec Canada H4N 2P7

"Grantor" and "Grantee" are used for singular or plural, as context requires.

**Witnesseth**, that Grantor, for the sum of \$10 and other good and valuable consideration, the receipt of which is hereby acknowledged, remises, releases and quit claims unto Grantee, all the right, title, interest, claim and demand which Grantor has in and to the following described property:

SEE ATTACHED EXHIBIT A


**To Have and to Hold** the same together with each and all of the appurtenances thereunto belonging or appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of Grantor, either in law or equity, to the only proper use and benefit of Grantee forever.


*[signature page to follow]*

**In Witness Whereof**, Grantor has signed and sealed these presents the day and year above written.

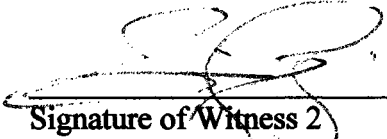
Signed, sealed and delivered as to all Grantors in the presence of:

138252 Canada Inc., a dissolved Canadian corporation

 (Seal)  
Renee Greenberg, Sole Director

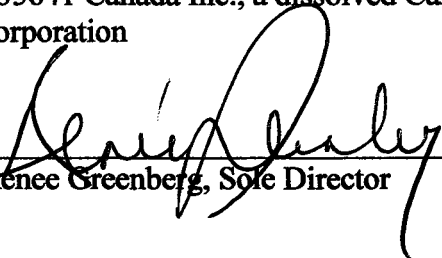
  
Signature of Witness 1


SHARON GISSER  
Print Name of Witness 1

  
Signature of Witness 2

GIANNI CAPOZZI  
Print Name of Witness 2

135641 Canada Inc., a dissolved Canadian corporation

 (Seal)  
Renee Greenberg, Sole Director

  
Signature of Witness 1

SHARON GISSER  
Print Name of Witness 1

  
Signature of Witness 2

GIANNI CAPOZZI  
Print Name of Witness 2

PROVINCE OF QUEBEC  
CITY OF MONTREAL

I, SHARON GISSER  
(Printed Name of Witness 1)

do solemnly declare; I was present and did see RENEE GREENBERG, sole director of 138252 Canada Inc., a dissolved Canadian corporation, to me personally known to be the person described in and who executed the within document, sign and execute the same. The signature of RENEE GREENBERG was subscribed before me and the other subscribing witness.

And I have signed [Signature]  
(Signature of Witness 1)

Solemnly declared before me this 21<sup>th</sup> day of November, 2020 by SHARON GISSER  
(Printed Name of Witness 1)  
who  is personally known to me or  produced the following identification: \_\_\_\_\_  
\_\_\_\_\_

[Signature]  
Notary Public/ Commissioner of Oaths  
Printed Name: KULDEEP KHANNA  
My Commission Expires: July 20, 2023

(SEAL)



PROVINCE OF QUEBEC  
CITY OF MONTREAL

I, SHARON WISER  
(Printed Name of Witness 1)

do solemnly declare; I was present and did see RENEE GREENBERG, sole director of 135641 Canada Inc., a dissolved Canadian corporation, to me personally known to be the person described in and who executed the within document, sign and execute the same. The signature of RENEE GREENBERG was subscribed before me and the other subscribing witness.

And I have signed [Signature]  
(Signature of Witness 1)

Solemnly declared before me this 27<sup>th</sup> day of November, 2020 by SHARON WISER  
(Printed Name of Witness 1)  
who  is personally known to me or  produced the following identification: \_\_\_\_\_  
\_\_\_\_\_

[Signature]  
Notary Public/Commissioner of Oaths  
Printed Name: KULDEEP KHANNA  
My Commission Expires: July 30, 2023

(SEAL)



**EXHIBIT A****LEGAL DESCRIPTION**

THAT PART OF THE SOUTHEAST ONE-QUARTER (S.E.  $\frac{1}{4}$ ) OF THE NORTHWEST ONE-QUARTER (N.W.  $\frac{1}{4}$ ) OF THE NORTHEAST ONE-QUARTER (N.E.  $\frac{1}{4}$ ) OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA; LYING SOUTH OF NORTH ST. LUCIE RIVER DRAINAGE DISTRICT CANAL NO. 7 AND EAST OF NORTH ST. LUCIE RIVER DRAINAGE DISTRICT CANAL NO. 29, A.K.A. FIVE MILE CREEK, AND THAT PART OF THE NORTH THREE FOURTHS (N.  $\frac{3}{4}$ ) OF THE NORTHEAST ONE-QUARTER (N.E.  $\frac{1}{4}$ ) OF THE NORTHEAST ONE-QUARTER (N.E.  $\frac{1}{4}$ ) OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, LYING SOUTHERLY OF NORTH ST. LUCIE RIVER DRAINAGE DISTRICT CANAL NO. 7 AND SOUTH OF VIRGINIA AVENUE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 19, THENCE SOUTH  $2^{\circ} 08' 11''$  EAST ALONG THE EAST LINE OF SAID SECTION 19 A DISTANCE OF 149.60 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF VIRGINIA AVENUE (100.00 FEET RIGHT-OF-WAY) THENCE SOUTH  $89^{\circ} 58' 49''$  WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 15.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF "HARTMAN ROAD" AND THE POINT OF BEGINNING OF THIS DESCRIPTION, THENCE CONTINUE SOUTH  $89^{\circ} 58' 49''$  WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE OF VIRGINIA AVENUE A DISTANCE OF 333.61 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF CANAL NO. 7 OF THE NORTH ST. LUCIE RIVER DRAINAGE DISTRICT AS DEPICTED ON SHEET 1 OF 4 OF THE FLORIDA STATE TURNPIKE AUTHORITY RIGHT-OF-WAY MAP FOR STATE ROAD NO. 70, THENCE SOUTH  $52^{\circ} 36' 39''$  WEST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 1354.68 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF NORTH ST. LUCIE RIVER DRAINAGE DISTRICT CANAL NO. 29 (FIVE MILE CREEK) AS SHOWN ON THAT RIGHT-OF-WAY MAP ON FILE WITH THE ST. LUCIE COUNTY MAPPING DIVISION, THENCE SOUTH  $57^{\circ} 53' 56''$  EAST ALONG SAID EASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 162.93 FEET TO A POINT OF CURVE, THENCE SOUTHERLY ALONG SAID RIGHT-OF-WAY LINE ALONG THE ARC OF A CIRCULAR CURVE TO THE RIGHT (CONCAVE SOUTHWESTERLY) HAVING A RADIUS OF 357.48 FEET, A CENTRAL ANGLE OF  $1^{\circ} 03' 46''$ , AN ARC DISTANCE OF 6.63 FEET TO THE EAST LINE OF THE SOUTHEAST ONE-QUARTER (S.E.  $\frac{1}{4}$ ) OF THE NORTHWEST ONE-QUARTER (N.W.  $\frac{1}{4}$ ) OF THE NORTHEAST ONE-QUARTER (N.E.  $\frac{1}{4}$ ) OF SAID SECTION 19, THENCE NORTH  $1^{\circ} 40' 25''$  WEST ALONG SAID EAST A DISTANCE OF 61.89 FEET TO THE SOUTH LINE OF THE NORTH THREE-FOURTHS (N.  $\frac{3}{4}$ ) OF THE NORTHEAST ONE-QUARTER (N.E.  $\frac{1}{4}$ ) OF THE NORTHEAST ONE QUARTER (N.E.  $\frac{1}{4}$ ) OF SAID SECTION 19, THENCE NORTH  $88^{\circ} 48' 53''$  EAST ALONG SAID SOUTH LINE A DISTANCE OF 1299.16 FEET TO THE SAID WEST RIGHT-OF-WAY LINE OF HARTMAN ROAD, THENCE NORTH  $2^{\circ} 08' 11''$  WEST ALONG SAID WEST RIGHT-OF-WAY LINE, LYING 15.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID SECTION 19, A DISTANCE OF 824.70 FEET TO THE POINT OF BEGINNING.

This instrument prepared by  
CHESTER B. GRIFFIN, 311 South 2nd Street  
Fort Pierce, Florida

799722

WARRANTY DEED

THIS WARRANTY DEED made the 31st day of December, 1986, by ANJA, INC. and MISTEL, INC., both Florida corporations, hereinafter called the grantor, to 135641 CANADA, INC., 138252 CANADA, INC., 135058 CANADA, INC. and 136681 CANADA, INC, all Canadian corporation, each as to an undivided 25% interest, whose postoffice address is: c/o ANJA Properties, Inc., 5780 Decelles, Suite 305, Montreal Quebec H3S 2C7 Canada, 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)

WITNESSETH: That the grantor, for and in consideration of the sum of \$10.00, 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, Florida, to wit:

As described on 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 grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; tht the grantor hereby fully warrants 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, 1985.

IN WITNESS WHEREOF, the said grantor has executed this Deed the day and year first above written.

Signed, sealed and delivered in the presence of:

ANJA, INC.

By Jack Greenberg  
Jack Greenberg, President

MISTEL, INC.

By Jack Greenberg  
Jack Greenberg, Vice President

STATE OF FLORIDA )  
ST. LUCIE COUNTY )

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared JACK GREENBERG,

Title to subject property has not been examined by the scrivener.

STATE OF FLORIDA  
PB - DEC 31 1986  
10523

OR BX 0526 PAGE 1 171

NEILL GRIFFIN JEFFRIES & LLOYD  
CHARTERED  
P. O. BOX 1270, FORT PIERCE, FLORIDA 33454 - TELEPHONE (305) 464-8200

WARRANTY DEED - Page Two

President of ANJA, INC., a Florida corporation, and JACK GREENBERG as Vice President of MISTEL, INC., a Florida corporation, to me known to be the person described in and who executed the foregoing instrument and he acknowledged before me that he executed the same for the uses and purposes therein expressed.

WITNESS my hand and official seal in the County and State last aforesaid, this 31st day of December, 1986,

*Mary Howard Lutz*  
NOTARY PUBLIC, State of Florida at  
Large  
My commission expires: 4-7-90

OR0526 PAGE 1172

NEILL GRIFFIN JEFFRIES & LLOYD  
CHARTERED  
P. O. BOX 1270, FORT PIERCE, FLORIDA 33454 - TELEPHONE (305) 464-8200

DESCRIPTION:

THAT PART OF THE SOUTHEAST ONE-QUARTER (S.E. ¼) OF THE NORTHWEST ONE-QUARTER (N.W. ¼) OF THE NORTHEAST ONE-QUARTER (N.E. ¼) OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA; LYING SOUTH OF NORTH ST. LUCIE RIVER DRAINAGE DISTRICT CANAL NO. 7 AND EAST OF NORTH ST. LUCIE RIVER DRAINAGE DISTRICT CANAL NO. 29, A.K.A. FIVE MILE CREEK, AND THAT PART OF THE NORTH THREE-FOURTHS (N. ¾) OF THE NORTHEAST ONE-QUARTER (N.E. ¼) OF THE NORTHEAST ONE-QUARTER (N.E. ¼) OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, LYING SOUTHERLY OF NORTH ST. LUCIE RIVER DRAINAGE DISTRICT CANAL NO. 7 AND SOUTH OF VIRGINIA AVENUE; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 19, THENCE SOUTH 2° 08' 11" EAST ALONG THE EAST LINE OF SAID SECTION 19 A DISTANCE OF 149.60 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF VIRGINIA AVENUE (100.00 FEET RIGHT-OF-WAY) THENCE SOUTH 89° 58' 49" WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 15.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF "HARTMAN ROAD" AND THE POINT OF BEGINNING OF THIS DESCRIPTION, THENCE CONTINUE SOUTH 89° 58' 49" WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE OF VIRGINIA AVENUE A DISTANCE OF 333.61 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF CANAL NO. 7 OF THE NORTH ST. LUCIE RIVER DRAINAGE DISTRICT AS DEPICTED ON SHEET 1 OF 4 OF THE FLORIDA STATE TURNPIKE AUTHORITY RIGHT-OF-WAY MAP FOR STATE ROAD NO. 70, THENCE SOUTH 52° 36' 39" WEST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 1354.68 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF NORTH ST. LUCIE RIVER DRAINAGE DISTRICT CANAL NO. 29 (FIVE MILE CREEK) AS SHOWN ON THAT RIGHT-OF-WAY MAP ON FILE WITH THE ST. LUCIE COUNTY MAPPING DIVISION, THENCE SOUTH 57° 53' 56" EAST ALONG SAID EASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 162.93 FEET TO A POINT OF CURVE, THENCE SOUTHERLY ALONG SAID RIGHT-OF-WAY LINE ALONG THE ARC OF A CIRCULAR CURVE TO THE RIGHT (CONCAVE SOUTHWESTERLY) HAVING A RADIUS OF 357.48 FEET, A CENTRAL ANGLE OF 1° 03' 46", AN ARC DISTANCE OF 6.63 FEET TO THE EAST LINE OF THE SOUTHEAST ONE-QUARTER (S.E. ¼) OF THE NORTHWEST ONE-QUARTER (N.W. ¼) OF THE NORTHEAST ONE-QUARTER (N.E. ¼) OF SAID SECTION 19, THENCE NORTH 1° 40' 25" WEST ALONG SAID EAST LINE A DISTANCE OF 61.89 FEET TO THE SOUTH LINE OF THE NORTH THREE-FOURTHS (N. ¾) OF THE NORTHEAST ONE-QUARTER (N.E. ¼) OF THE NORTHEAST ONE QUARTER (N.E. ¼) OF SAID SECTION 19, THENCE NORTH 88° 48' 53" EAST ALONG SAID SOUTH LINE A DISTANCE OF 1299.16 FEET TO THE SAID WEST RIGHT-OF-WAY LINE OF HARTMAN ROAD, THENCE NORTH 2° 08' 11" WEST ALONG SAID WEST RIGHT-OF-WAY LINE, LYING 15.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID SECTION 19, A DISTANCE OF 824.70 FEET TO THE POINT OF BEGINNING.

SUBJECT TO EASEMENTS, RIGHTS-OF-WAY AND RESTRICTIONS OF RECORD, SAID LANDS SITUATE IN ST. LUCIE COUNTY, FLORIDA; CONTAINING 17.3420 ACRES MORE OR LESS.

790722

DEC 31 1928

SURVEYORS CERTIFICATE:

WE HEREBY CERTIFY THAT WE HAVE THIS DAY COMPLETED A SURVEY OF THE ABOVE DESCRIBED PROPERTY, THAT MARKERS HAVE BEEN SET AS INDICATED, THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS; AND THAT THIS DRAWING IS A TRUE AND CORRECT DELINEATION THEREOF.

KEITH B. SCHNARS, INC. - SURVEY DIVISION  
BY *[Signature]*

EXHIBIT A

OR BK 0526 PAGE 1173

NEILL GRIFFIN JEFFRIES & LLOYD  
CHARTERED  
P. O. BOX 1270, FORT PIERCE, FLORIDA 33454 - TELEPHONE (305) 464-8200