

FPRA RESOLUTION NO. 22-02

A RESOLUTION OF THE FORT PIERCE REDEVELOPMENT AGENCY, A DEPENDENT SPECIAL DISTRICT OF THE CITY OF FORT PIERCE, TO CONVEY ELEVEN (11) PARCELS LOCATED NEAR 322 NORTH 2ND STREET, THE KING'S LANDING SITE, TO AUDUBON DEVELOPMENT, INC.; AUTHORIZING THE CHAIR, AGENCY SECRETARY, AND AGENCY ATTORNEY TO SIGN ANY DOCUMENTS NECESSARY TO EFFECTUATE THE TRANSFER; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, after advertising Request for Qualifications and Proposals ("RFQP") No. 2019-003, considering the responses, and selecting Audubon Development, Inc. ("Audubon"), as the highest-ranked proposer, the City of Fort Pierce ("City") and the Fort Pierce Redevelopment Agency ("FPRA") entered into an agreement dated February 8, 2022 and recorded in Official Records Book 4775, Page 2707 ("Agreement"), with Audubon, to develop certain property located near 322 North 2nd Street and commonly known as the King's Landing Site; and

WHEREAS, the Agreement contemplates the transfer of certain parcels from the City to the FPRA and subsequently from the FPRA to Audubon; and

WHEREAS, five (5) of the parcels referenced or depicted in RFQP 2019-003 were owned by the FPRA when the RFQP was advertised; and

WHEREAS, three (3) of the parcels referenced or depicted in RFQP 2019-003, including a portion of Avenue B, were owned by the City and were transferred to the FPRA pursuant to City of Fort Pierce Resolution No. 22-R13; and

WHEREAS, three (3) of the parcels referenced or depicted in RFQP 2019-003 were originally conveyed to the City for the use and benefit of the Fort Pierce Utilities Authority ("FPUA") and were transferred to the FPRA pursuant to FPUA Resolution No. 2022-04 and City of Fort Pierce Resolution 22-R14; and

WHEREAS, all property to be conveyed from FPRA to Audubon pursuant to the Agreement is described in the attached and incorporated Exhibit A; and

NOW, THEREFORE, BE IT RESOLVED by the Fort Pierce Redevelopment Agency, a dependent special district of the City of Fort Pierce, Florida, as follows:

1. That the Fort Pierce Redevelopment Agency hereby authorizes the execution of the Special Warranty Deed contained in the attached and incorporated Exhibit B, in favor of Audubon Development, Inc.
2. That the Chair, Agency Secretary, and Agency Attorney are hereby authorized to execute said Special Warranty Deed on behalf of the Fort Pierce Redevelopment Agency.
3. This Resolution shall become effective immediately upon adoption.

IN WITNESS WHEREOF, this Resolution has been duly adopted this 8th day of March, 2022.

Linda Hudson, Chair

Date

ATTEST:

Linda Cox, Agency Secretary

(City Seal)

APPROVED AS TO FORM AND CORRECTNESS:

Tanya Earley, Agency Attorney

Exhibit A

to FPRA Resolution No. 22-02

PROPERTY DESCRIPTION

Exhibit A

Property Description

Eleven (11) Parcels located near 322 North Second Street, Fort Pierce, St. Lucie County, Florida, being more particularly described as follows:

Parcel 1:

Tax Parcel Identification No. 2410-503-0041-020/4

Commencing at the Southwest corner of Lot 8, Block F, of AARON LEE'S MAP OF FORT PIERCE, as recorded in Plat Book 1, Page 189, Public Records of St. Lucie County, Florida; proceed North 04°53'21" West, along the East Right-of-Way of North 2nd Street (Formerly known as Pine Street as shown on said AARON LEE'S MAP OF FORT PIERCE)(a 60 foot Right-of-Way) and the West line of said Block F, a distance of 254.00 feet to the Southwest corner of Lot 2, said Block F, and the POINT OF BEGINNING; thence continue North 04°53'21" West, along said East Right-of-Way, and said West line of Lot 2, and Lot 1, said Block F, a distance of 69.42 feet to an angle point in the East Right-of-Way line of the realigned portion of North 2nd Avenue; thence North 18°26'19" West, along said East Right-of-Way line of North 2nd Avenue (a 50 foot wide Right-of-Way), a distance of 371.24 feet to a point on the centerline of a 2.6 foot concrete bulkhead on the South top of bank of Moores Creek and Reference Point "A"; (the following five courses are along the centerline of said concrete bulkhead and the South top of bank of Moores Creek) thence North 70°33'12" East, departing said East Right-of-Way line, a distance of 44.68 feet; thence North 79°01'13" East, a distance of 179.28 feet; thence North 87°55'03" East, a distance of 71.16 feet; thence North 77°41'52" East, a distance of 224.31 feet; thence North 75°24'46" East, a distance of 29.63 feet to a point on the West Right-of-Way line of Indian River Drive, as shown on the State of Florida State Road Department Right-of-Way Map Section 94500, last revised October 5, 1960 (a varying width Right-of-Way); thence South 04°53'04" East, departing said concrete bulkhead centerline and South top of bank of Moores Creek, and along said Westerly Right-of-Way line, a distance of 491.42 feet to a point on the Easterly prolongation of the Southerly line of said Lot 2, and Lot 3, said Block F; thence South 85°09'39" West, departing said West Right-of-Way line, and along said Easterly prolongation, and the South line of said Lot 3, and 2, a distance of 457.22 feet to the POINT OF BEGINNING.

LESS AND EXCEPT THAT PORTION OF PARCEL 1 CONSISTING OF THE FOLLOWING:

The East 20 feet and the South 50 feet of that certain parcel of land described as Parcel Control Number 2410-503-0041-020-4 per St. Lucie County, Florida Property Appraiser.

AND:

The North 165.00 feet of the East 75.00 feet of said certain Parcel of land described as Parcel Control Number 2410-503-0041-020-4 per St. Lucie County, Florida Property Appraiser.

AND:

The South 50.00 feet of that certain parcel of land described as Parcel Control Number 2410-503-0043-000-2 per St. Lucie County, Florida Property Appraiser.

AND:

The South 87.00 feet of the West 67.00 feet of that certain parcel of land described as Parcel Control Number 2410-503-0043-000-2 per St. Lucie County, Florida Property Appraiser.

Parcel 2:

Tax Parcel Identification No. 2410-503-0043-000/2

The Easterly 20.00 feet and the Southerly 50.00 feet; the Northerly 165.00 feet of the Easterly 75.00 feet, and the Southerly 87.00 feet of the Westerly 67.00 feet, of the following described parcel of land:

Commencing at the Southwest corner of Lot 8, Block F, of AARON LEE'S MAP OF FORT PIERCE, as recorded in Plat Book 1, Page 189, Public Records of St. Lucie County, Florida; proceed North 04°53'21" West, along the East Right-of-Way of North 2nd Street (Formerly known as Pine Street as shown on said AARON LEE'S MAP OF FORT PIERCE)(a 60 foot Right-of-Way) and the West line of said Block F, a distance of 254.00 feet to the Southwest corner of Lot 2, said Block F, and the POINT OF BEGINNING; thence continue North 04°53'21" West, along said East Right-of-Way, and said West line of Lot 2, and Lot 1, said Block F, a distance of 69.42 feet to an angle point in the East Right-of-Way line of the realigned portion of North 2nd Avenue; thence North 18°26'19" West, along said East Right-of-Way line of North 2nd Avenue (a 50 foot wide Right-of-Way), a distance of 371.24 feet to a point on the centerline of a 2.6 foot concrete bulkhead on the South top of bank of Moore's Creek and Reference Point "A"; (the following five courses are along the centerline of said concrete bulkhead and the South top of bank of Moore's Creek) thence North 70°33'12" East, departing said East Right-of-Way line, a distance of 44.68 feet; thence North 79°01'13" East, a distance of 179.28 feet; thence North 87°55'03" East, a distance of 71.16 feet; thence North 77°41'52" East, a distance of 224.31 feet; thence North 75°24'46" East, a distance of 29.63 feet to a point on the West Right-of-Way line of Indian River Drive, as shown on the State of Florida State Road Department Right-of-Way Map Section 94500, last revised October 5, 1960 (a varying width Right-of-Way); thence South 04°53'04" East, departing said concrete bulkhead centerline and South top of bank of Moore's Creek, and along said Westerly Right-of-Way line, a distance of 491.42 feet to a point on the Easterly prolongation of the Southerly line of said Lot 2, and Lot 3, said Block F; thence South 85°09'39" West, departing said West Right-of-Way line, and along said Easterly prolongation, and the South line of said Lot 3, and 2, a distance of 457.22 feet to the POINT OF BEGINNING.

Said lands being more particularly described as Parcel Control Number 2410-503-0043-000-2 per St. Lucie County, Florida Property Appraiser.

Parcel 3:

Tax Parcel Identification No.2410-503-0012-010/9

Commencing at the Southwest corner of Lot 8, Block F, of AARON LEE'S MAP OF FORT PIERCE, as recorded in Plat Book 1, Page 189, Public Records of St. Lucie County, Florida; proceed North 04°53'21" West, along the East Right-of-Way of North 2nd Street (Formerly known as Pine Street as shown on said AARON LEE'S MAP OF FORT PIERCE)(a 60 foot Right-of-Way) and the West line of said Block F, a distance of 254.00 feet to the Southwest corner of Lot 2, said Block F; thence continue North 04°53'21" West, along said East Right-of-Way, and said West line of Lot 2, and Lot 1, said Block F, a distance of 69.42 feet to an angle point in the East Right-of-Way line of the realigned portion of North 2nd Avenue; thence North 18°26'19" West, along said East Right-of-Way line of North 2nd Avenue (a 50 foot wide Right-of-Way), a distance of 371.24 feet to a point on the centerline of a 2.6 foot concrete bulkhead on the South top of bank of Moores Creek; Proceed North 18°26'19" West, along said East Right-of-Way line, a distance of 44.51 feet to a point on the centerline of a 2.6 foot wide concrete bulkhead on the North top of bank of Moore's Creek and the POINT OF BEGINNING; thence North 18°26'19" West, departing said concrete bulkhead centerline and the South top of bank of Moore's Creek, and along said East Right-of-Way line, a distance of 53.76 feet to a point on the West line of Lot 1, Block A; Thence North 04°53'21" , along said West line, and said East Right-of-Way line, a distance of 67.04 feet to the Northwest corner of said Lot 1, and a point on the South Right-of-Way line of Avenue C (formerly known as Seminole Avenue as shown on said AARON LEE'S MAP OF FORT PIERCE) (a 50 foot wide Right-of-Way); thence North 84°53'38" East, departing said Northwest corner, and along said South Right-of-Way line, a distance of 537.27 feet to a point on said West Right-of-Way line of Indian River Drive; thence South 04°53'04" East, departing said South Right-of-Way line, and along said West Right-of-Way line, a distance of 63.48 feet to a point on the centerline of a 2.6 foot

wide concrete bulkhead on the North top of bank of Moore's Creek; (the following 5 courses are along said bulkhead centerline, and the North top of bank of Moore's Creek); thence South 74°25'26" West, a distance of 224.10 feet; thence South 88°30'05" West, a distance of 64.66 feet; thence South 79°28'36" West, a distance of 181.91 feet; thence South 79°28'36" West, a distance of 181.91 feet; thence South 84°38'58" West, a distance of 53.29 feet; thence South 66°51'46" West, a distance of 5.89 feet to the POINT OF BEGINNING.

LESS AND EXCEPT THE FOLLOWING:

All of that certain parcel of land described as Parcel Control Number 2403-801-0025-0003.

AND

The East 92.70 feet of that certain parcel of land described as Parcel Control Number 2410-503-0012-000-6 per St. Lucie County, Florida Property Appraiser.

AND

The Westerly 20.00 feet of that certain parcel of land described in Official Records Book 148, Page 156, Public Records of St. Lucie County, Florida.

Parcel 4:

Tax Parcel Identification No. 2410-503-0013-000/3

The Westerly 20 feet of Lot 1, Block B, AARON LEE'S MAP OF FORT PIERCE, FLORIDA, according to the Plat thereof as recorded in Plat Book 1, Page 189, of the Public Records of St. Lucie County, Florida.

Parcel 5:

Tax Parcel Identification No. 2410-503-0020-000/5

Commencing at the Southwest corner of Lot 8, Block F, AARON LEE'S MAP OF FORT PIERCE, FLORIDA, according to the Plat thereof as recorded in Plat Book 1, Page 189, of the Public Records of St. Lucie County, Florida; proceed South 86°09'39" West, along the North Right-of-Way line of Avenue A (Formerly known as Palmetto Avenue as shown on said AARON LEES MAP OF FORT PIERCE) (A 65 foot wide Right-of-Way), and along the Easterly prolongation of the South line of said Block E, and along the South line of said Block E, a distance of 310.00 feet to the Southwest corner of Lot 9, said Block E and a point on the East Right-of-Way line of the Florida East Coast Railroad as shown on the Station Map, Southern Division, Florida East Coast Railway Company Flagler System Station 12741+93.7 to Station 12796+90.0, dated September 5, 1944; thence North 04°53'21" West, departing said North Right-of-Way line of said Block E, and the Southwest corner of said Lot 9, and along said East Right-of-Way line, and the West line of said Lot 9, and along the West line of Palm Terrace (Abandon), a distance of 185.00 feet to the POINT OF BEGINNING; thence continue North 04°53'21" West along said East Right-of-Way line, and the West line of Palm Terrace (Abandon), and the West line of Lot 6, said Block E, a distance of 215 feet to the Northwest corner of said Lot 6; thence South 85°09'39" West, departing said Northwest corner, and the West line of Lot 6, and continuing along said East Right-of-Way line, and the North line of Lot 7, said Block E, a distance of 48.76 feet; thence North 04°58'11" West, departing said North line, and continuing along said East Right-of-Way line, a distance of 65.00 feet to a point on the North Right-of-Way of Avenue B (Formerly known as Tropical Avenue as shown on said AARON LEE'S MAP OF FORT PIERCE)(a 65 foot wide Right-of-Way); Thence North 85°09'39" East, along said North Right-of-Way line, and said East Right-of-Way line, a distance of 40 feet; thence North 04°58'11" West, departing said North Right-of-Way line, and along said East Right-of-Way line, a distance of 72.51 feet to a point on the South top of bank of Moores Creek; thence North 63°48'24" East, departing said East Right-of-Way line, and along said North top of bank, a distance of 64.50 feet; thence North 47°50'28" East, continuing along said South top of bank, a distance of 70.44 feet; thence North 44°59'19" East, continuing along said South top of bank, a

distance of 82.06 feet; thence North 14°06'44" East, continuing along said South top of bank, a distance of 14.97 feet to a point on the West Right-of-Way line of the realigned portion of North 2nd Street (a 50 foot wide Right-of-Way); thence South 18°26'19" East, departing said South top of bank, and along said West Right-of-Way line, a distance of 320.88 feet to the angle point in the realigned portion of North 2nd Street (Formerly known as Pine Street, as shown on said AARON LEE'S MAP OF FORT PIERCE)(a 60 foot wide Right-of-Way);thence South 04°53'21" East, along said West Right-of-Way line, a distance of 8.92 feet to the Southeast corner of Lot 1, said Block E; Thence South 85°09'39" West, departing said West Right-of-Way line, and said Southeast corner, and along the South line of said Lot 1, a distance of 146.50 feet to a point on a line lying 3.00 feet East of and parallel with the West line of Lot 2, said Block E; thence South 04°53'21" East, departing said South line, and along said parallel line, a distance of 50.00 feet to a point on the South line of said Lot 2; thence South 85°09'39" West, departing said parallel line, and along said South line, a distance of 3.50 feet to the Southwest corner of said Lot 2; thence South 04°53'21" East, departing said South line, and said Southwest corner, and along the West line of Lots 3 and 4, said Block E, and the Southerly prolongation thereof, a distance of 115.00 feet; thence South 85°09'39" West, departing said Southerly prolongation, and along a line 15 feet South of, and parallel with the South lines of said Lot 6, and 5, said Block E, a distance of 100.00 feet to the POINT OF BEGINNING. LESS AND EXCEPT that portion of the above described parcel that lies Southerly of and adjacent to the North line of Avenue "B" (Tropical Avenue) as shown on said Plat of AARON LEE'S MAP OF FORT PIERCE.

LESS AND EXCEPT THAT PORTION OF THE ABOVE DESCRIBED PARCEL CONSISTING OF THE FOLLOWING:

The Northerly 20.00 feet of that certain parcel of land described as Parcel Control Number 2410-503-0020-000-5 per St. Lucie County, Florida Property Appraiser.

AND

The Northerly and Westerly 20.00 feet of that certain parcel of land described as Parcel Control Number 2410-503-0019-000-5 per St. Lucie County, Florida Property Appraiser.

Parcel 6:

Tax Parcel Identification No. 2410-503-0019-000/5

Commence at the intersection of the North Right-of-Way line of Avenue B, and the West Right-of-Way line of North 2nd Street, as shown on AARON LEE'S MAP OF FORT PIERCE, according to the Plat thereof as recorded in Plat Book 1, Page 189, of the Public Records of St. Lucie County, Florida; thence run Northerly 126.3 feet, more or less, to the POINT OF BEGINNING; thence Westerly 87 feet, more or less; thence at a right angle run Northerly to Moore's Creek; thence meander along said Moore's Creek to the West Right-of-Way line of North 2nd Street; thence Southerly along said Right-of-Way to the POINT OF BEGINNING. LESS AND EXCEPT the Northerly 20 feet.

Parcel 7:

Tax Parcel Identification No. 2410-503-0019-010/8

The Northerly and Westerly 20 feet of the following described parcel:

BEGIN at the intersection of the North Right-of-Way line of Avenue B, and the West Right-of-Way line of North 2nd Street, as shown on AARON LEE'S MAP OF FORT PIERCE, according to the Plat thereof as recorded in Plat Book 1, Page 189, of the Public Records of St. Lucie County, Florida; thence run Northerly to Moore's Creek; thence meander along said Moore's Creek Westerly to the Right-of-Way line of the FEC Railway; thence Southerly along said Right-of-Way line to the North line of Avenue B; thence Easterly to the POINT OF BEGINNING.

Parcel 8:

Tax Parcel Identification No. 2410-503-0030-000/8

Lot 1, and the West 3.5 feet of Lot 2, of the NEW SUBDIVISION BLOCK E of AARON LEE'S MAP OF FORT PIERCE, Florida, according to the Plat thereof as recorded in Plat Book 1, Page 192, of the Public Records of St. Lucie County, Florida.

Parcel 9:

Tax Parcel Identification No. 2410-503-0034-000/6

Lots 5 and 6, Block E, of AARON LEE'S MAP OF FORT PIERCE, according to the Plat thereof as recorded in Plat Book 1, Page 189, of the Public Records of St. Lucie County, Florida, and according to Plat of the NEW SUBDIVISION BLOCK E of AARON LEE'S MAP OF FORT PIERCE, Florida, recorded in Plat Book 1, Page 192, of the Public Records of St. Lucie County, Florida, and a strip of land 15.0 feet wide adjacent to and lying Southerly of said Lots 5 and 6, said strip of land being a portion of Palm Terrace (or Church Court), as per Plat of the NEW SUBDIVISION BLOCK E of AARON LEE'S MAP OF FORT PIERCE, Florida, recorded in Plat Book 1, Page 192, of the Public Records of St. Lucie County, Florida.

Parcel 10:

Tax Parcel Identification No. 2410-503-0036-010/3

A parcel of land being a portion of Lots 7 and 8, Block E, of AARON LEE'S MAP OF FORT PIERCE, according to the Plat thereof as recorded in Plat Book 1, Page 189, of the Public Records of St. Lucie County, Florida, said parcel being more particularly described as follows:

Begin at the Southeast corner of said Lot 8; thence South 72°55'07" West along the South line of said Lot 8 and the North Right-of-Way line of Avenue "A" (a 70' Right-of-Way), a distance of 8.93 feet to a point on a line that is 50.00 feet East of , as measured at right angles to, the centerline of the Southbound main of the Florida East Coast Railroad; thence North 16°51'27" West, along said line, a distance of 400 feet to a point on the South Right-of-Way line of Avenue "B" (a 65' Right-of-Way); thence North 72°55'07" East, along said Right-of-Way line, a distance of 6.30 feet to the Northeast corner of said Lot 7; thence South 17°14'05" East, along the East line of said Lots 7 and 8, a distance of 400.00 feet to the POINT OF BEGINNING.

Parcel 11 (Portion of Avenue B):

That part of "Avenue B" (formerly known as Tropical Avenue as shown on AARON LEE'S MAP OF FORT PIERCE, according to the Plat thereof as recorded in Plat Book 1, Page 189, of the Public Records of St. Lucie County, Florida), lying Southerly and adjacent to Parcels 5 and 7, as described herein, Northerly and adjacent to Parcels 8, 9 and 10, as described herein, Westerly and adjacent to the West line of North 2nd Street, and that portion lying Easterly and adjacent to the East Right-of-Way line of the Florida East Coast Railroad as shown on the Station Map, Southern Division, Florida East Coast Railway Company Flagler System Station 12741+93.7 to Station 12796+90.0, dated September 5, 1944; said lands situate, lying and being in St. Lucie County, Florida.

Exhibit B

to FPRA Resolution No. 22-02

DEED

This Instrument Prepared by:

Tanya Earley, City Attorney
City of Fort Pierce
100 N. U.S. 1
Fort Pierce, FL 34950

Tax Parcel Identification No.: 2410-503-0041-020/4
2410-503-0043-000/2
2410-503-0012-010/9
2410-503-0013-000/3
2410-503-0020-000/5
2410-503-0019-000/5
2410-503-0019-010/8
2410-503-0030-000/8
2410-503-0034-000/6
2410-503-0036-010/3
Portion of Avenue B

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of the ____ day of _____, 2022, by the FORT PIERCE REDEVELOPMENT AGENCY, a community redevelopment agency established pursuant to Florida Statutes Chapter 163 (“**Grantor**”), to AUDUBON DEVELOPMENT, INC., a Florida corporation, whose address is P.O. Box 981, Palm Beach, Florida, 33480 (“**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 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, alienate, remise, release, convey and confirm unto Grantee, all those certain parcels 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 Grantor's interest in and to the Land and hereby 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, 2023, 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.

PROVIDED THAT in the event that Grantee defaults on its obligations set forth in that certain Agreement for Development of King’s Landing, by and between The City of Fort Pierce, the Fort Pierce Redevelopment Agency and Grantee, dated February 8, 2022, and recorded in Official Records Book 4775, Page 2707, of the Public Records of St. Lucie County, Florida, then Grantor shall have the right to re-enter and retake possession of the Land, and fee simple title to such land shall revert to the Grantor.

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:

FORT PIERCE REDEVELOPMENT AGENCY,
a community redevelopment agency established
pursuant to Florida Statutes Chapter 163

Print Name: _____

By: _____
Print Name: Linda Hudson
Title: Chair

Print Name: _____

STATE OF FLORIDA
COUNTY OF ST. LUCIE

The foregoing instrument was acknowledged before me by means of (check one) physical presence or online notarization this ___ day of _____, 2022, by _____ as _____ of the FORT PIERCE REDEVELOPMENT AGENCY, a community redevelopment agency established pursuant to Florida Statutes Chapter 163. Said person did not take an oath and (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, to wit:

Notary Public, State of Florida
Print Name: _____
Commission #: _____
My Commission Expires: _____

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL A:

Being a parcel of land lying in Block "A", according to AARON LEE'S MAP OF FORT PIERCE, as recorded in Plat Book 1, Page 189 of the Public Records of St. Lucie County, Florida, being more particularly described as follows:

Commencing at the Southwest corner of Lot 8, Block F, of said AARON LEE'S MAP OF FORT PIERCE, proceed North 18°44'11" West along the West line of Block F and the East Right-of-Way line of North 2nd Street (formerly known as Pine Street, as shown on said AARON LEE'S MAP OF FORT PIERCE and being a 50.00-foot-wide Public Right-of-Way), a distance of 254.00 feet to the Southwest corner of Lot 2 of said Map of Fort Pierce, said corner being the POINT OF BEGINNING; thence North 18°44'11" West, along the West line of Lots 2 and 1 and East Right-of-Way line of said 2nd Street a distance of 69.41 feet to a point of intersection with the East Right-of-Way line of the adjusted North 2nd Street; thence North 32°17'09" West, along said East Right-of-Way line, a distance of 371.24 feet to a point on the 3.50-foot-wide concrete bulkhead bounding Moore's Creek; thence along said bulkhead the following (5) courses and distances: North 56°42'22" East, a distance of 44.68 feet; thence North 65°10'23" East, a distance of 179.28 feet; thence North 74°04'13" East, a distance of 71.16 feet; thence North 63°51'02" East, a distance of 224.31 feet; thence North 61°33'56" East, a distance of 29.63 feet to a point on the Westerly Right-of-Way line of Indian River Drive (s variable width Right-of-Way), as shown on the State of Florida State Road Department Right-of-Way Map Section 94500, last revised October 5, 1960; thence South 18°43'54" East, along said Westerly Right-of-Way line, a distance of 491.42 feet to a point on the Easterly prolongation of the Southerly line of said Lot 2, and Lot 3, said Block F; thence South 71°18'49" West, along said Easterly prolongation, and the South line of Lot 3, and 2, a distance of 457.21 feet to the POINT OF BEGINNING.

TOGETHER WITH PARCEL B (NORTH):

Being a parcel of land lying in Block "A" and a portion of Lot 1, Block "B", according to AARON LEE'S MAP OF FORT PIERCE, as recorded in Plat Book 1, Page 189, of the Public Records of St. Lucie County, Florida, being more particularly described as follows:

Commencing at the Southwest corner of Lot 8, Block F, of said AARON LEE'S MAP OF FORT PIERCE, proceed North 18°44'11" West along the West line of Block F and the East Right-of-Way line of North 2nd Street (formerly known as Pine Street, as shown on said and being a 60.00-foot-wide Public Right-of-Way), a distance of 323.41 feet to a point of intersection with the East Right-of-Way line of the adjusted North 2nd Street; thence North 32°17'09" West, along said East Right-of-Way line, a distance of 371.24 feet to a point on the 3.50-foot-wide concrete bulkhead bounding Moore's Creek; thence continue North 32°17'09" West, a distance of 44.51 feet to a point on the Northerly 3.50-foot-wide concrete bulkhead, said point being the POINT OF BEGINNING; thence North 32°17'09" West, departing said Creek, and along said East Right-of-Way line, a distance of 53.76 feet to a point on the West line of Lot 1, Block "B"; thence North 18°44'11" West, a distance of 67.04 feet to the Northwest corner of said Lot 1, and a point on the South Right-of-Way line of Avenue C (formerly known as Seminole Avenue as shown on said AARON LEE'S MAP OF FORT PIERCE); thence North 71°02'48" East, departing said Northwest corner and along said South Right-of-Way line, a distance of 304.27 feet to the West line of the East 92.7 feet of Lot 1 of Block "A" of said AARON LEE'S MAP OF FORT PIERCE; thence South 18°43'54" East, a distance of 103.40 feet to a point on the Northerly 3.50-foot-wide concrete bulkhead bounding Moore's Creek; thence along said concrete bulkhead the following (4) courses and distances: South 74°39'15" West, a distance of 51.85 feet; thence South 65°37'46" West, a distance of 181.91 feet; thence South 70°48'08" West, a distance of 53.29 feet; thence South 53°00'56" West, a distance of 5.89 feet to the POINT OF BEGINNING.

TOGETHER WITH PARCEL C (WEST):

A parcel of land being Lots 5 and 6 of Block "E", portions of Lots 7 and 8 of Block "E", a portion of Avenue "B": as shown on AARON LEE'S MAP OF FORT PIERCE, as recorded in Plat Book 1, Page 189, together with Lot 1 and the West 3.50 feet of Lot 2 of the New Subdivision Block E of AARON LEE'S MAP OF FORT PIERCE, as recorded in Plat Book 1, Page 192 of the Public Records of St.

Lucie County, Florida, being more particularly described as follows:

Commencing at the Southwest corner of Lot 8, Block F, of said AARON LEE'S MAP OF FORT PIERCE, proceed South $71^{\circ}18'49''$ West, along the Easterly prolongation of the South line of Block "E" and along said South line, a distance of 310.00 feet to the POINT OF BEGINNING: thence continue along said South Block line South $71^{\circ}25'01''$ West, a distance of 8.93 feet to a point on the East Right-of-Way line of the Florida East Coast Railroad as shown on the Station Map, Southern Division, Florida East Coast Railway Company Flagler System Station 12741+93.7 to Station 12796+90.0, dated September 5, 1944; thence North $18^{\circ}21'33''$ West, along said Easterly Right-of-Way line, a distance of 400.00 feet (to) a point on the North line of Lot 7, said Block "E", said North line also being the South Right-of-Way line of Avenue "B", being formerly known as Tropical Avenue as shown on aforementioned AARON LEE'S MAP OF FORT PIERCE (a 65.00-foot-wide Right-of-Way); thence South $71^{\circ}18'49''$ West, a distance of 42.46 feet; thence North $18^{\circ}49'01''$ West, a distance of 65.00 feet; thence North $71^{\circ}18'49''$ East, a distance of 40.00 feet; thence North $18^{\circ}49'01''$ West, a distance of 72.51 feet to a point on the South Top of Bank of Moore's Creek; thence along said South Top of Bank the following (4) courses and distances; North $49^{\circ}57'34''$ East, a distance of 64.50 feet; thence North $33^{\circ}59'38''$ East, a distance of 70.44 feet; thence North $31^{\circ}08'29''$ East, a distance of 82.06 feet; thence North $0^{\circ}15'54''$ East, a distance of 14.97 feet to a point on the Westerly Right-of-Way line of the adjusted 2nd Street (a 60.00 -foot-wide Public Right-of-Way); thence South $32^{\circ}17'09''$ East, along said Westerly Right-of-Way line, a distance of 320.88 feet to a point on the Westerly Right-of-Way line of 2nd Street as shown on aforementioned AARON LEE'S MAP OF FORT PIERCE; thence South $18^{\circ}44'11''$ East, along said Westerly Right-of-Way line, a distance of 8.92 feet to a point on the Southerly line of Lot 1, said Block "E"; thence South $71^{\circ}18'49''$ West, along said Southerly line, a distance of 146.50 feet to a point of intersection with a line lying and being 3.50 feet East of and parallel with the West line of Lot 2, said Block "E"; thence South $18^{\circ}44'11''$ East, a distance of 50.00 feet to the South line of said Lot 2, said line also being the North line of Lot 3, said Block "E"; thence South $71^{\circ}18'49''$ West, along said North Lot line, a distance of 3.50 feet to the West line of said Lot 3; thence South $18^{\circ}44'11''$ East, along the West line of Lots 3 and 4 and the Southerly prolongation thereof, a distance of 115.00 feet to a point on a line lying and being 15.00 feet South of and parallel with the Northerly Right-of-Way line of Church Street, formerly know as Palm Terrace on the aforementioned AARON LEE'S MAP OF FORT PIERCE (a 50.00-foot-wide Right-of-Way); thence South $71^{\circ}18'49''$ West, along said parallel line, a distance of 100.00 feet to a point of intersection with the Northerly prolongation of the West line of Lot 9, said Block "E"; thence South $18^{\circ}44'11''$ East, along said prolonged line and West line of Lot 9 a distance of 185.00 feet to the POINT OF BEGINNING.