



**City of Fort Pierce
Annexation, Development Review, Zoning Atlas Map
Amendment, & Future Land Use Map Amendment**

For

**Millcreek
Orange Avenue
Fort Pierce, FL 34947**

**Prepared By:
Redtail Design Group
100 S. 2nd Street
Fort Pierce, FL 34950**

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June 17, 2022

Via Email

City of Fort Pierce Planning
100 North US Highway 1
Fort Pierce, FL 34950

RE: Millcreek Planned Development

Dear Planning Staff,

We are pleased to present the City of Fort Pierce with applications for Annexation, Development Review, Zoning Atlas Map Amendment, and Future Land Use Map Amendment for five (5) properties (approx. 83.73 acres) that will make up the Millcreek Planned Development (PD). The Parcel IDs for the properties are as follows:

1. 2407-124-0001-000-3:
Current SLC Zoning = Planned Unit Development (PUD)
Current SLC Future Land Use = Residential High 15 du/ac (RH) & Residential Medium 9 du/ac (RM)

Proposed FP Zoning = Planned Development (PD)
Proposed FP Future Land Use = Medium Density Residential (RM)
2. 2407-131-0004-000-6, 2407-134-0001-000-4, 2407-144-0001-000-5, & 2408-233-0001-000-1
Current SLC Zoning = Commercial General (CG)
Current SLC Future Land Use = Commercial (COM)

Proposed FP Zoning = Planned Development (PD)
Proposed FP Future Land Use = Mixed Use (MXD)

The PUD that was approved on this property has since expired and is no longer valid. The intent of this project is the annexation of these properties into the City Limits along with submitting applications for a rezoning to a new residential/commercial preliminary PD followed by a Final PD. Parcel ID 2407-124-0001-000-3 currently has a split Future Land Use and we ask that it be given one uniform Future Land Use upon annexation. Based on the overall density of the project we request that the Future Land Use for this parcel is designated RM. We will also be submitting Future Land Use Map Amendment applications for the four (4) commercial properties to designate the Future Land Use of all those properties to MXD, Mixed Use.

The process in which this PD is being submitted is following the process in which the Willow Lakes PD was submitted where the bubble plan/preliminary PD was approved first under Ordinance 20-025 and then the final more detailed PD by phase was approved later.

We look forward to your assistance and response.

Sincerely,

Thank you,
Tod Mowery
Tod Mowery, AICP
President

C: Larry Suchman



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: N/A

2. Legal description of real property for which annexation is being requested:
See Provided Warranty Deed

Property Tax ID: 2407-124-0001-000-3

3. Size of described property: 61.76 ac

4. Project description: Annexation for a Residential and Commercial PD Project

5. Current St. Lucie County Future Land Use Designation: RH, Residential High 15 du/ac & RM, Residential Medium 9 du/ac

6. Current St. Lucie County Zoning: PUD, Planned Unit Development

7. Is this a Historic property? No

8. Appraised value: \$17,482

9. Name of Owner(s): FM Millcreek Holding LLC

Signature of Owner(s): Please find attached authorization letters

Mailing Address: 1698 W Hibiscus Blvd, Suite A

City _____ State _____ Zip 32901

Phone _____ Fax _____

10. Name of Representative: Tod Mowery - Redtail Design Group

Signature of representative: Tod Mowery

Mailing Address: 1550 Madruga Avenue #230

City) Coral Gables State Florida Zip 33146

Phone _____ Fax _____

E-mail: todm@redtaildg.com

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

OFFICE USE:

DATE RECEIVED: _____ Signed: _____

File Number: _____ Check No: _____ Receipt No: _____

TRC Review: _____ Planning Board Review: _____ City Commission: _____

Ordinance No: _____ Date Approved: _____



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: TBD

2. Legal description of real property for which annexation is being requested:
See Provided Warranty Deed

Property Tax ID: 2407-131-0004-000-6

3. Size of described property: 3.05 ac

4. Project description: Annexation for a Residential and Commercial PD Project

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

6. Current St. Lucie County Zoning: GC, Commercial General

7. Is this a Historic property? No

8. Appraised value: \$908

9. Name of Owner(s): Millcreek Orange Avenue LLC

Signature of Owner(s): _____

Mailing Address: 1450 Madruga Avenue, Suite 400

City Coral Gables State Florida Zip 33146

Phone _____ Fax _____

10. Name of Representative: Tod Mowery - Redtail Design Group

Signature of representative: Tod Mowery

Mailing Address: 1550 Madruga Avenue #230

City) Coral Gables State Florida Zip 33146

Phone _____ Fax _____

E-mail: todm@redtaildg.com

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

OFFICE USE:

DATE RECEIVED: _____ Signed: _____

File Number: _____ Check No: _____ Receipt No: _____

TRC Review: _____ Planning Board Review: _____ City Commission: _____

Ordinance No: _____ Date Approved: _____



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: N/A

2. Legal description of real property for which annexation is being requested:
See Provided Warranty Deed

Property Tax ID: 2407-134-0001-000-4, 2407-144-0001-000-5, & 2408-233-0001-000-1

3. Size of described property: 18.92 ac

4. Project description: Annexation for a Residential and Commercial PD Project

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

6. Current St. Lucie County Zoning: GC, Commercial General

7. Is this a Historic property? No

8. Appraised value: \$1,726,000

9. Name of Owner(s): Various - See Attached Warranty Deeds and Owner Authorization Letters

Signature of Owner(s): Please find attached authorization letters

Mailing Address: 100 S. 2nd Street

City Fort Pierce State Florida Zip 34950

Phone 772-742-1555 Fax _____

10. Name of Representative: Tod Mowery - Redtail Design Group
Signature of representative: Tod Mowery
Mailing Address: 1550 Madruga Avenue #230
City) Coral Gables State Florida Zip 33146
Phone _____ Fax _____
E-mail: todm@redtaildg.com

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

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



DEVELOPMENT REVIEW

Property Information

Property address or Location North of Orange Avenue across Bent Creek Drive close to the Hartman Road intersection
 Parcel ID #(s) 2407-131-0004-000-6, 2407-134-0001-000-4, 2407-144-0001-000-5, 2408-233-0001-000-1, & 2407-124-0001-000-3
 Project description Mixed Residential and Commercial Development AKA Millcreek

Application Type

- Site Plan Conditional Use w/New Construction Conceptual Development Plan
- Minor Amendment Major Amendment

Site Information

Non-Residential: Proposed Sq. Ft.: 20,000 Site Acreage: 2.65 Acres

Residential: Proposed Units: 1,011 Proposed Sq. Ft.: TBD Site Acreage: 81.08 ac

Multiple Owners - See Agent Authorization Letters

Property Owner(s)

TBD

Street Address

34950

City State Zip

Phone Number

Email Address

Redtail Design Group

Applicant/Representative, Title, Company

100 S. 2nd Street

Street Address

Fort Pierce 100 S. 2nd Street 34950

City State Zip

772-742-1555

Phone Number

todm@redtaildg.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. I he undersigned consents to inspection and photographing of the subject property by the Planning staff for purposes of consideration of this Application and/or presentation to the Planning Board and City Commission.

Tod Mowery

Property Owner(s) Signature(s)

APPOINTMENTS ARE REQUIRED FOR APPLICATION SUBMITTALS

CALL 772.467.3737 OR E-MAIL PLANNING_DL@CITYOFFORTPIERCE.COM

For more information, please refer to the website:

<https://www.cityoffortpiece.com/971/Application-Submittal-for-Technical-Rev>

General Information

- **Incomplete application packets will not be accepted.**
- In-take meetings are required for application submittals.
- Site plan approval is valid for one (1) year following City Commission approval. To maintain site plan approval, vertical improvements, permitted by the Building Department must commence prior to the 12-month expiration date.
- Fee Schedule - <https://www.cityoffortpierce.com/DocumentCenter/View/2620/Fee-Schedule->
- Public Notice Fees - <https://www.cityoffortpierce.com/DocumentCenter/View/8818/Public-Notice-Fees->



Site Plan submittal requirements:

Submit one (1) original & three (3) hard copies and one (1) CD or Flash Drive of the following. Additional copies will be required of subsequent submittals.

- Complete application
- Warranty Deed
- SLC Property Record Card
- Detailed project description
- General location map (see Section 125-313)
- Survey (see Section 125-313)
- Site Plan (see Section 125-313) **Bubble Plan**
- Landscaping Plan (see Section 123-37) **N/A**
- Conceptual Drainage Plan (see Section 125-313)
- Environmental Impact Report
- Beach/Dune System protection plan, if applicable (see Section 125-313) **N/A**
- Lighting Plan (see Section 125-313) **N/A**
- Design Review submittals (see Design Review application) **N/A**
- Traffic Impact Report
- Concurrency Review submittals (see Concurrency Review application)

Prepared by and Return to:

Richard W. Hawthorne, Esq.
Foley & Lardner LLP
One Independent Drive, Suite 1300
Jacksonville, FL 32202
061784/0102

Tax Parcel # 2407-144-0001-000-5
2407-124-0001-000-3
2408-233-0001-000-1

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made this 31st day of January, 2006, by and between **FM FLORIDA LAND COMPANY LLC**, a Delaware limited liability company, whose address for notices is 1682 West Hibiscus Boulevard, Melbourne, Florida 32901 (the "Grantor"), and **FM MILLCREEK HOLDING, LLC**, a Florida limited liability company, whose address for notices is 1682 West Hibiscus Boulevard, Melbourne, Florida 32901 (the "Grantee").

WITNESSETH:

That the Grantor, in consideration of the sum of Ten Dollars and other valuable consideration paid by the Grantee, receipt and sufficiency of which is acknowledged, has granted, bargained and sold to the Grantee, its successors and assigns forever, the following described real property located in St. Lucie County, Florida (the "Property").

See **Exhibit A** attached hereto and incorporated herein.

Together with all the rights, tenements, improvements, hereditaments, easements and appurtenances thereto belonging or in anywise appertaining.

To have and to hold the same in fee simple forever.

The benefits and obligations hereunder shall inure to and be binding upon the successors and assigns of the respective parties hereto, and the Grantor warrants that, except as provided on **Exhibit B** attached hereto as to which matters this conveyance is expressly made subject, at the time of delivery of this deed, the Property was free from all encumbrances made by the Grantor and that Grantor will warrant and defend the same against lawful claims and demands of all persons claiming, by, through or under the Grantor but against none other. Grantor warrants that the Property is not homestead property.

CLERK'S NOTE: This transaction is a conveyance of real estate to a wholly-owned entity. The real estate is encumbered with a mortgage securing the principal sum of \$4,950,000. Accordingly, pursuant to Crescent Miami Center, LLC v. Department of Revenue, SC03-2063 (May 19, 2005), deed documentary stamp taxes in the amount of \$34,650.00 are being paid in connection with the recordation of this document based on the outstanding principal sum secured by the mortgage.

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument as of the day and year first above written.

Signed and sealed in the presence of:

“GRANTOR”

Nandra R. Ramnarine
Nandra R. Ramnarine
Print or type name

Jannine Heitzell
Jannine Heitzell
Print or type name

FM FLORIDA LAND COMPANY, LLC, a Delaware limited liability company

By: Forte Macaulay Development Consultants, Inc., a Florida corporation Its Manager

By: Hugh M. Evans, Jr.
Name: HUGH M. EVANS, JR.
Title: President

STATE OF FLORIDA
COUNTY OF BREVARD

The foregoing instrument was acknowledged before me this 27th day of January, 2006, by Hugh M. Evans, Jr., as President of Forte Macaulay Development Consultants, Inc., a Florida corporation, the Manager of FM Florida Land Company, LLC, a Delaware limited liability company. Such person did not take an oath and: *(notary must check applicable box)*

- is/are personally known to me.
- produced a current _____ driver's license as identification.
- produced _____ as identification.

{Notary Seal must be affixed}

Nandra R. Ramnarine
Signature of Notary

Nandra R. Ramnarine

Name of Notary

Commission Number (if not legible on seal): _____

My Commission Expires (if not legible on seal): _____

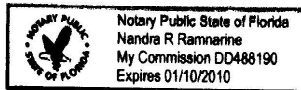


Exhibit "A"
Legal Description

Parcel A:

A parcel of land lying in Section 7, Township 35 South, Range 40 East, St. Lucie County, Florida. Being more particularly described as follows:

PARCEL 1:

The S 1/4 of the SE 1/4 of the NE 1/4 of the NE 1/4; and the SW 1/4 of the NE 1/4 of the NE 1/4; and SE 1/4 of the NW 1/4 of the NE 1/4; LESS the North 50 feet thereof; and SE 1/4 of the NE 1/4, LESS the North 254.5 feet of the South 294.5 feet of the East 300 feet of the SE 1/4 of the NE 1/4; and the East 791.25 feet of the SW 1/4 of the NE 1/4; LESS rights of way for public roads and drainage canals as to all of said parcels; all in Section 7, Township 35 South, Range 40 East, St. Lucie County, Florida.

PARCEL 2:

The North 254.5 feet of the South 294.5 feet of the East 300 feet of the SE 1/4 of the SE 1/4 of the NE 1/4 of Section 7, Township 35 South, Range 40 East, St. Lucie County, Florida.

PARCEL 3:

That part of the West 25 feet of the SW 1/4 of the SW 1/4 of the NW 1/4 of Section 8, Township 35 South, Range 40 East, which lies North of Orange Avenue Extension and South of the drainage canal (said 25 foot strip being approximately 355 feet North and South); LESS and except that portion taken for Road Right of Way as described as Parcel No. 211 in Official Records Book 1415, Page 421, St. Lucie County, Florida.

LESS AND EXCEPT THE SOUTH 600.00 FEET THEREOF.

Parcel B:

A parcel of land lying in Section 7, Township 35 South, Range 40 East, St. Lucie County, Florida. Being more particularly described as follows:

The West 725.27 feet of the South 600.00 feet of the following described property:

The East 791.25 feet of the Southwest quarter of the Northeast quarter of said Section 7, Less Right-of-Way for public roads and drainage canals.

LESS AND EXCEPT THE FOLLOWING PARCEL:

A portion of the Southwest Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of Section 7, Township 35 South, Range 40 East, St. Lucie County, Florida being more particularly described as follows:

Commence at the Southeast corner of the Southwest Quarter (SW ¼) of the Northeast Quarter (NE ¼) of said Section 7; thence North 00°00'56" East along the east line of the Southwest Quarter (SW ¼) of the Northeast Quarter (NE ¼) of said Section 7, for 40.00 feet; thence South 89°42'09" West along a line 40 feet north from and parallel with, as measured at right angles to the South line of the Southwest Quarter (SW ¼) of the Northeast Quarter (NE ¼) of said Section 7, for 65.98 feet to the Point of Beginning; Thence continue South 89°42'09" West along said parallel line, for 157.17 feet; Thence North 00°17'51" West, for 92.93 feet to a Point of Curvature with a curve concave to the Southwest, said curve having a radius of 206.46 feet and a central angle of 34°44'37"; Thence Northwesterly along said curve for 125.20 feet to a Point of Tangency; Thence North 35°02'28" West, for 109.91 feet to a Point of Curvature with a curve concave to the East, said curve having a radius of 280.00 feet and a central angle of 39°48'56"; Thence Northerly along said curve for 194.58 feet to a Point of Tangency; Thence North 04° 46'28" East, for 18.58 feet to a Point of Curvature with a curve concave to the East, said curve having a radius of 477.11 and a central angle of 11°47'43"; Thence Northerly along said curve for 98.22 feet; Thence North 89°42'09" East along a line 640 feet North from and Parallel with, as measured at right angles to the South line of the Southwest Quarter (SW ¼) of the Northeast Quarter (NE ¼) of said Section 7, for 288.42 feet; Thence South 00°00'56" West along the East line of the West 725.27 feet of the East 791.25 feet of the Southwest Quarter (SW ¼) of the Northeast Quarter (NE ¼) of said Section 7, for 600.01 feet to the Point of Beginning.

Subject to existing easements, rights-of-way, covenants, reservations and restrictions of record, if any.

Said lands lying and situate in St. Lucie County, Florida.

Exhibit B

1. Real estate taxes and assessments for the year 2006 and subsequent years, not yet due and payable.
2. Reservation as set forth in instrument recorded in O.R. Book 629, page 913 of the public records of St. Lucie County, Florida.
3. Easement granted to Florida Power & Light Company by instrument recorded in Deed Book 74, page 238 of the public records of St. Lucie County, Florida.
4. Easement granted to Florida Power & Light Company by instrument recorded in O.R. Book 190, page 1094 of the public records of St. Lucie County, Florida.
5. Subordination of Utility Interests as set forth in instrument recorded in O.R. Book 1415, page 770 of the public records of St. Lucie County, Florida.
6. Easement and Right of Way as set forth in instrument recorded in O.R. Book 1415, page 421, as affected by Agreed Stipulated Final Judgment recorded in O.R. Book 1669, page 2211, both of the public records of St. Lucie County, Florida.
7. Mortgage, Security Agreement and Assignment of Leases and Rents in favor of Branch Banking and Trust Company recorded in O.R. Book 2430, page 2550 of the public records of St. Lucie County, Florida.
8. Rights of tenants pursuant to unrecorded Lease Agreement dated November 18, 2005 between Orange Avenue Development, LLC, as lessor, and Harry B. Albritton, as lessee, as assigned to FM Florida Land Company, LLC pursuant to Assignment and Assumption of Lease dated November 28, 2005.

Mail

Record and Return To:

Michael J. Garavaglia, Esq.
Collins, Brown, Caldwell,
Barkett & Garavaglia, Chartered
756 Beachland Boulevard
Vero Beach, FL 32963

* Doc Assump: \$ 0.00
* Doc Tax : \$ 21,000.00
* Int Tax : \$ 0.00

WARRANTY DEED

THIS INDENTURE, made this 6th day of April, 2004, between **LINDA DAVIS LASKIN, Individually and as Successor Trustee of the Linda Davis Trust Agreement dated January 7, 1977, (Grantors)**, to **Orange Avenue Development, L.L.C., a Michigan limited liability company (Grantees)**, whose post office address is 40440 Grand River Avenue, Suite E, Novi, MI 48375.

WITNESSETH that the Grantors, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to Grantors in hand paid by Grantees, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantees and Grantees' successors and assigns forever, the following described land, situate, lying and being in the County of St. Lucie, State of Florida, to wit:

See Attached Exhibit "A"

The Grantor warrants to the Grantee that the above-described property is not the Grantor's homestead and that Grantor does not live adjacent or contiguous thereto.

Subject to taxes, restrictions, rcsrvations and easements of record.

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

AND the Grantors do hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered
in our presence:

Linda Davis Trust under agreement dated
January 7, 1977

[Signature]
Witness: JAMES ST. CLARK

By: Linda Davis Laskin
Linda Davis Laskin, Individually and as
Successor Trustee of the Linda Davis Trust
U/A dated January 7, 1977

[Signature]
Witness: JAMMY DESTARDINS

STATE OF California
COUNTY OF Santa Barbara

The foregoing instrument was acknowledged before me this 6th day of April, 2004, by **Linda Davis Laskin, Individually and as Successor Trustee of the Linda Davis Trust U/A dated January 7, 1977, who is personally known to me or who has produced Driver license as identification.**

{Notary Stamp}

[Signature]
Notary Public, State of California
Name: Daniel D. Ontiveros

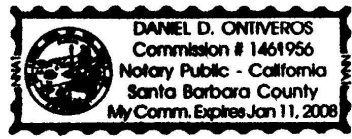


Exhibit "A"

Parcel 1:

The S 1/2 of the SE 1/4 of the NE 1/4 of the NE 1/4; and the SW 1/4 of the NE 1/4 of the NE 1/4; and SE 1/4 of the NW 1/4 of the NE 1/4; and SE 1/4 of the NW 1/4 of the NE 1/4, LESS the North 50 feet thereof; and SE 1/4 of the NE 1/4, LESS the North 254.5 feet of the South 294.5 feet of the East 300 feet of the SE 1/4 of the SE 1/4 of the NE 1/4; and the East 791.25 feet of the SW 1/4 of the NE 1/4; LESS rights of way for public roads and drainage canals as to all of said parcels; all in Section 7, Township 35 South, Range 40 East, St. Lucie County, Florida.

Parcel 2:

The North 254.5 feet of the South 294.5 feet of the East 300 feet of the SE 1/4 of the SE 1/4 of the NE 1/4 of Section 7, Township 35 South, Range 40 East, St. Lucie County, Florida.

Parcel 3:

That part of the West 25 feet of the SW 1/4 of the SW 1/4 of the NW 1/4 of Section 8, Township 35 South, Range 40 East, which lies North of Orange Avenue Extension and South of the drainage canal (said 25 foot strip being approximately 355 feet North and South); LESS and except that portion taken for Road Right of Way as described as Parcel No. 211 in Official Records Book 1415, page 42, St. Lucie County, Florida.

RECORD & RETURN TO:

Louis A. Stinson, Jr., P.A.
2199 Ponce de Leon Boulevard
Suite 201
Coral Gables, Florida 33134

PREPARED BY:

Cecile Evans Rider, Esq.
Forte Macaulay Development Consultants, Inc.
1670 Atlantic Boulevard
Jacksonville, Florida 32207

SPECIAL WARRANTY DEED

This Special Warranty Deed made the 24TH day of February, 2006, by **FM FLORIDA LAND COMPANY LLC, a Delaware limited liability company**, whose address is 1682 W. Hibiscus Blvd., Melbourne, Florida, 32901, hereinafter called the "Grantor", to **MILLCREEK ORANGE AVENUE I, LLC a Florida limited liability company**, whose mailing address is 1450 Madruga Avenue, Suite 400, Coral Gables, Florida 33146, 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 Ten and No/100 Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the grantee, all that certain land situate in St. Lucie County, Florida, viz:

See **Exhibit "A"** attached hereto and incorporated herein by this reference (the "Property").

Subject to those items as set forth on **Exhibit "B"** attached hereto and made a party hereof without intending to reimpose same.

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

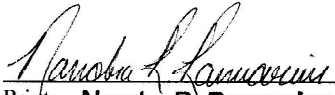
To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land, that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the said grantor.

FL:1529455:2

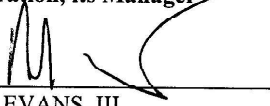
In Witness Whereof, the grantor has caused these presents to be executed in its name, by its duly authorized officer, as of the day and year first above written.

Signed, sealed and delivered in the presence of:


Print: Nandra R. Ramnarine

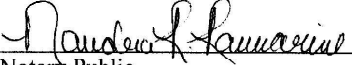

Print: Stephanie C. Ryckman

FM FLORIDA LAND COMPANY LLC,
a Delaware limited liability company, by
Forte Macaulay Development Consultants, Inc.,
a Florida corporation, its Manager

By: 
ARTHUR F. EVANS, III

STATE OF FLORIDA)) ss
COUNTY OF BREVARD)

The foregoing instrument was acknowledged before me this 24th day of February, 2006 by Arthur F. Evans, III, Vice President of Forte Macaulay Development Consultants, Inc., a Florida corporation, as Manager of FM FLORIDA LAND COMPANY LLC, a Delaware limited liability company, freely and voluntarily under authority duly vested in him by said limited liability company. He is personally known to me.


Notary Public
NANDRA R. RAMNARINE
Printed Name of Notary

My commission expires:

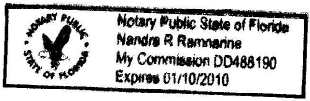


EXHIBIT "A"
LEGAL DESCRIPTION OF THE PROPERTY

A PORTION OF THE SOUTHWEST QUARTER (S.W. 1/4) OF THE NORTHEAST QUARTER (N.E. 1/4) OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER (S.W. 1/4) OF THE NORTHEAST QUARTER (N.E. 1/4) OF SAID SECTION 7; THENCE NORTH 00°00'56" EAST ALONG THE EAST LINE OF THE SOUTHWEST QUARTER (S.W. 1/4) OF THE NORTHEAST QUARTER (N.E. 1/4) OF SAID SECTION 7, FOR 40.00 FEET; THENCE SOUTH 89°42'09" WEST ALONG A LINE 40 FEET NORTH FROM AND PARALLEL WITH, AS MEASURED AT RIGHT ANGLES TO THE SOUTH LINE OF THE SOUTHWEST QUARTER (S.W. 1/4) OF THE NORTHEAST QUARTER (N.E. 1/4) OF SAID SECTION 7, FOR 65.98 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°42'09" WEST ALONG SAID PARALLEL LINE, FOR 157.17 FEET; THENCE NORTH 00°17'51" WEST, FOR 92.93 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST, SAID CURVE HAVING A RADIUS OF 206.46 FEET AND A CENTRAL ANGLE OF 34°44'37"; THENCE NORTHWESTERLY ALONG SAID CURVE FOR 125.20 FEET TO A POINT OF TANGENCY; THENCE NORTH 35°02'28" WEST, FOR 109.91 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE EAST, SAID CURVE HAVING A RADIUS OF 280.00 FEET AND A CENTRAL ANGLE OF 39°48'56"; THENCE NORTHERLY ALONG SAID CURVE FOR 194.58 FEET TO A POINT OF TANGENCY; THENCE NORTH 04°46'28" EAST, FOR 18.58 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE EAST, SAID CURVE HAVING A RADIUS OF 477.11 FEET AND A CENTRAL ANGLE OF 11°47'43"; THENCE NORTHERLY ALONG SAID CURVE FOR 98.22 FEET; THENCE NORTH 89°42'09" EAST ALONG A LINE 640 FEET NORTH FROM AND PARALLEL WITH, AS MEASURED AT RIGHT ANGLES TO THE SOUTH LINE OF THE SOUTHWEST QUARTER (S.W. 1/4) OF THE NORTHEAST QUARTER (N.E. 1/4) OF SAID SECTION 7, FOR 288.42 FEET; THENCE SOUTH 00°00'56" WEST ALONG THE EAST LINE OF THE WEST 725.27 FEET OF THE EAST 791.25 FEET OF THE SOUTHWEST QUARTER (S.W. 1/4) OF THE NORTHEAST QUARTER (N.E. 1/4) OF SAID SECTION 7, FOR 600.01 FEET TO THE POINT OF BEGINNING.

SUBJECT TO EXISTING EASEMENTS, RIGHTS-OF-WAY, COVENANTS, RESERVATIONS AND RESTRICTIONS OF RECORD, IF ANY.

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

SAID LANDS CONTAIN 143,906 SQUARE FEET OR 3.304 ACRES, MORE OR LESS.

EXHIBIT "B"**PERMITTED EXCEPTIONS**

- (1) Ad valorem taxes and assessments for 2005 which are not yet due and payable;
- (2) Zoning ordinances;
- (3) Any easements, liens, restrictions, reservations, conditions, limitations, agreements, assessments, encumbrances of record;
- (4) Reservations as contained in Quit Claim Deed recorded in Official Records Book 629, Page 913, of the Public Records of St. Lucie County, Florida;
- (5) Easements in favor of Florida Power & Light Company, recorded in Deed Book 73, Page 419; Deed Book 74, Page 238; Official Records Book 190, Page 1094, and Subordination of Utility Interests recorded in Official Records Book 1445, Page 770, all of the Public Records of St. Lucie County, Florida;
- (6) Easement and right of way for purpose of clearing, excavating the lands, constructing and maintaining outfall, ditches, drains and pipe in, upon and through said property as contained in Notice of Lis Pendens recorded in Official Records Book 1415, Page 421, and Agreed Stipulated Final Judgment, recorded in Official Records Book 1669, Page 2211, both of the Public Records of St. Lucie County, Florida;
- (7) Encroachment of 44'x25' garage on the south; encroachment of chain link fence on the east; encroachment of barbed wire fence and chain link fence on the west as depicted on that certain survey prepared by Richard C. Laventure & Associates, Inc. dated 10/20/03; Job No. 04.0449;
- (8) Matters that would be shown by a current survey of the Property.

EASEMENT AGREEMENT

(INGRESS, EGRESS, ACCESS AND UTILITIES)

THIS EASEMENT AGREEMENT ("Agreement") is dated as of the ^{20th} day of February, 2006, by and between FM Millcreek Holding, LLC, a Florida limited liability company ("FM") and Millcreek Orange Avenue I, LLC, a Florida limited liability company ("MILLCREEK").

RECITALS

A. FM owns real property located in the County of St. Lucie County, State of Florida, as described in Exhibit "A" attached hereto and incorporated herein by this reference (the "FM Property").

B. MILLCREEK owns real property located in the County of St. Lucie, State of Florida, as described in Exhibit "B" attached hereto and incorporated herein by this reference (the "Millcreek Property").

C. The parties desire to create an easement for ingress, egress, access and utilities over, upon and across the FM Property and the Millcreek Property.

EASEMENTS

1. Easement for Ingress, Egress, Access and Utilities. FM hereby grants and conveys to MILLCREEK a permanent, non-exclusive easement in common with others, over, across and under the that portion of the FM Property described in Exhibit "C" attached hereto (the "Millcreek Easement Area"), for the use and benefit of MILLCREEK and the Millcreek Property for purposes of pedestrian and vehicular ingress, egress, access and underground utility and underground stormwater drainage transmission purposes (but not for detention or retention of stormwater), with the right to construct, maintain, repair and replace roadway and underground utility and underground stormwater drainage improvements within the easement area. The Millcreek Easement Area is more particularly described on Exhibit "C", attached hereto and incorporated herein by reference.
2. Easement over the Millcreek Property. MILLCREEK hereby grants and conveys to FM a permanent, non-exclusive easement in common with others, over, across and under that portion of the Millcreek Property more particularly described in Exhibit "D" attached hereto (the "FM Easement Area"), for the use and benefit of FM and the FM Property for purposes of underground utility purposes, including without limitation, installation, repair, replacement and maintenance of water main, electric lines, cable, telephone and sewer lines and facilities located within the easement area. In addition, since the final construction plans for development of the FM Property have not been finalized and approved by the governmental authorities and it is possible that additional easements across the Millcreek Property may be needed, MILLCREEK hereby grants and conveys to FM a temporary, non-exclusive blanket easement in common with others, over, across and under the Millcreek Property (the "FM Blanket Easement"), for the use and benefit of FM and the FM Property for purposes of underground utility purposes, including without limitation, installation, repair, replacement and maintenance of water main, electric lines, cable, telephone and sewer lines and facilities located within the FM Blanket

Easement. At such time as the construction plans have been finalized and the exact location and size of the easement required within the FM Blanket Easement has been determined (the "Final Easement") and provided that the final location of the Final Easement does not materially adversely interfere with the development plans for development of the Millcreek Property, then the parties hereto agree to record an amendment to this instrument to specify and limit the location of the FM Blanket Easement to the Final Easement, which will be a permanent easement consistent with that which is reasonably required to accommodate the easement contemplated herein. If based on the final construction plans for the FM Property, no easement is necessary other than the one over and across the property described in Exhibit "D", the parties shall record an instrument evidencing a termination of the FM Blanket Easement. FM shall not be required to pay MILLCREEK any costs or expenses related to FM's use of the FM Easement Area or any other easement granted to FM pursuant to this Agreement.

3. Right of Relocation of Easement. FM reserves the right to relocate the easement herein granted. Should it choose to do so, FM shall advise MILLCREEK in writing of its intent to relocate. Simultaneously with the written notice, FM shall provide MILLCREEK with a map and legal description of the newly established easement and shall cause to be prepared and recorded in the public records of St. Lucie County, Florida an amendment to this Agreement with the legal description of the newly relocated or limited easement. As long as the replacement easement provides the Millcreek Property with substantially similar access to Orange Avenue, then upon recording of the amendment, the easement shall be deemed relocated and any lands not described as easement lands in the amendment shall be released from the burden of the easement. FM shall be the only party required to sign the amendment to this Agreement which relocates this easement.
4. Intent to Dedicate Easement as Public Road. It is the intent of both parties hereto that the property described in Exhibit "C" will be dedicated as a public road. If for any reason all or a portion of this property is not accepted for dedication as a public road, then the same shall be maintained by FM or its successors and assigns in ownership to the land described in Exhibit "C"; and the owner of the Millcreek Property shall pay fifty percent (50%) of the cost of maintenance and upkeep of the same. Should MILLCREEK (or its successor) fail to pay within the specified time frame, then, after thirty (30) days prior written notice of default and request for payment, FM (or its successor) shall be entitled to cause the recording of a claim of lien in the public records of St. Lucie County setting forth the amounts due, constitute a lien against the Millcreek Property which may be enforced and foreclosed in the same manner as a judgment lien, and MILLCREEK shall be liable to FM in any such action for the costs and attorney's fees incurred by FM in enforcing and/or foreclosing such lien.
5. Cost of Construction. MILLCREEK hereby acknowledges that it will be utilizing the main entrance roadway to the project, currently referred to as Millfalls Blvd. on the Master Development Plan (the "MDP"), prepared by CCL and dated September 22, 2005, in order to access the Millcreek Property.

In consideration for said access, MILLCREEK agrees to pay the amount of \$75,623.72, which equals fifty percent (50%) of the hard costs, soft costs and land costs, hereinafter referred to as the "Construction Costs", to be incurred in connection with the construction of said entrance roadway ("Improvements"). The Construction Costs shall be withheld from the Development Fee as outlined in subparagraph 3(d) of the Agreement for the Sale

and Purchase of Real Property between the parties dated March 21, 2005, and held in escrow to be disbursed upon completion and certification of the Improvements.

Additionally, the Parties acknowledge that the Florida Department of Transportation ("FDOT") or St. Lucie County (the "County") may require a turn lane to be constructed on Orange Avenue as a requirement of issuing an access permit. In that regard, should FDOT or the County require construction of the turn lane, that MILLCREEK shall pay for fifty percent (50%) the cost of a turn lane on Orange Avenue. MILLCREEK shall pay the costs for the turn lane shall be paid within forty-five (45) days of invoicing. Should MILLCREEK (or its successor) fail to pay said costs, then, after thirty (30) days prior written notice of default and request for payment, FM (or its successor) shall be entitled to cause the recording of a claim of lien in the public records of St. Lucie County setting forth the amounts due, constitute a lien against the Millcreek Property which may be enforced and foreclosed in the same manner as a judgment lien, and MILLCREEK shall be liable to FM in any such action for the costs and attorney's fees incurred by FM in enforcing and/or foreclosing such lien.

6. Warranty of Authority. MILLCREEK hereby warrants that MILLCREEK has full power and authority to enter into and perform its obligations under this Agreement, and that the provisions of this Agreement shall bind the Millcreek Property, and all persons who may subsequently own property within the Millcreek Property. FM hereby warrants that FM has full power and authority to enter into and perform its obligations under this Agreement, and that the provisions of this Agreement shall bind the FM Property, and all persons who may subsequently own property within the FM Property.
7. Parties' Indemnification. MILLCREEK shall indemnify and hold FM harmless against any loss, cost, damage, suit, action or claim (collectively referred to as "Claims") arising out of MILLCREEK's use of the easements described herein and not caused by the negligence or willful misconduct of FM, and shall pay any costs and attorney's fees incurred by FM as a result of any such Claims.
8. Attorneys Fees. In the event that either party brings an action to enforce its rights hereunder, the prevailing party in such action shall be entitled to receive all costs and reasonable attorney's fees in addition to any damages to which it is due by reason of such action.
9. Notices. All notices, demands, approvals, requests and other communication required or permitted hereunder shall be in writing and shall be deemed to be delivered and received upon the earlier of (i) actual receipt or (ii) the third day following its deposit in a regularly maintained receptacle for the United States Mail, as registered or certified mail, return receipt requested, postage fully prepaid, addressed to the addressee at its address set forth below, or at such other address as such addressee may have specified by notice delivered in accordance with this paragraph and actually received by the addressee:

If to FM:	FM Millcreek Holding, LLC c/o Forte Macaulay Development Consultants, Inc. Attention: Arthur F. Evans, III 1682 West Hibiscus Boulevard Melbourne, Florida 32901
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With a copy to: Cecile Evans Rider, Esquire, General Counsel,
Forte Macaulay Development Consultants, Inc.
1670 Atlantic Blvd.
Jacksonville, FL 32207

If to MILLCREEK: Millcreek Orange Avenue I, LLC
Attention: Mr. Thomas Rouse
1450 Madruga Avenue, Suite 400
Coral Gables, Florida 33146

With a copy to: CCL Consultants, Inc
Attention: Mr. Richard Wohlfarth
2200 Park Central Blvd., N, Suite 1000
Pompano Beach, Florida 33064

With a copy to: Louis Stinson, Jr., Esquire
Stewart Agent Services
2199 Ponce de Leon Blvd., Suite 301
Coral Gables, Florida 33134

- 10. Compliance with Law. FM and MILLCREEK covenant and agree, with respect to their respective parcels, to comply with all laws, rules, regulations and requirements of all public authorities, and to indemnify, defend and hold each other harmless against all claims, demands, loss, damage, liabilities and expenses and all suits, actions and judgments (including but not limited to costs and attorney's fees) arising out of or in any way related to FM's or MILLCREEK's failure to maintain its respective parcel in a safe condition. FM and MILLCREEK shall give prompt and timely notice of any claim made or suit or action commenced against the other party which in any way would result in indemnification under this provision.
- 11. Covenants Running with Land. The rights contained within this Easement shall run with the FM Property and the Millcreek Property and shall inure to and be for the benefit of FM and MILLCREEK, their successors and assigns.
- 12. Governing Law. The law of the State of Florida shall govern the validity, enforcement and interpretation of this Agreement and the parties agree that exclusive jurisdiction and venue shall lie in St. Lucie County, Florida.

IN WITNESS WHEREOF, the parties hereto have caused this instrument to be executed in their names intending to be fully bound hereby as of the date and year first above written.

Millcreek Orange Avenue I, LLC, a Florida limited liability company

Thomas Rouse, Jr.
Print Name: Thomas Rouse, Jr.

Kathryn Jordan
Print Name: Kathryn Jordan

By: THOMAS ROUSE
Name: THOMAS ROUSE

Title: Manager

STATE OF FLORIDA
COUNTY OF DADE

The foregoing instrument was acknowledged before me this 23rd day of February, 2006, by THOMAS ROUSE, the Manager, of Millcreek Orange Avenue I, LLC, a Florida limited liability company, on behalf of the company. He is personally known to me or produced a Florida Driver's License as identification.



Louis Stinson, Jr.
Notary Public, State of Florida
Name: _____
My Commission Expires _____
My Commission Number is: _____

FM Millcreek Holding, LLC, a Florida limited liability company by

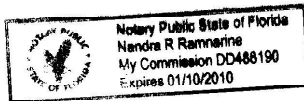
FM Investments, LLC, a Florida limited liability company, its sole member

Mandy Casteel
Print Name: Mandy Casteel
Nandra R. Ramnarine
Print Name: Nandra R. Ramnarine

[Signature]
Name: HUGH M. EVANS, JR., Manager

STATE OF FLORIDA
COUNTY OF BREVARD

The foregoing instrument was acknowledged before me this 20TH day of February, 2006, by Hugh M. Evans, Jr., as Managing Member, of FM Investments, LLC as Managing Member of FM Millcreek Holding, LLC, a Florida limited liability company, on behalf of the company. He is personally known to me.



Nandra R. Ramnarine
Notary Public, State of Florida
Name: Nandra R. Ramnarine
My Commission Expires _____
My Commission Number is: _____

EXHIBIT "A"
LEGAL DESCRIPTION OF THE FM PROPERTY

A PARCEL OF LAND LYING IN SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1:

THE S 1/2 OF THE SE 1/4 OF THE NE 1/4 OF THE NE 1/4; AND THE SW 1/4 OF THE NE 1/4 OF THE NE 1/4; AND THE SE 1/4 OF THE NW 1/4 OF THE NE 1/4, LESS THE NORTH 50 FEET THEREOF; AND THE SE 1/4 OF THE NE 1/4, LESS THE NORTH 254.5 FEET OF THE SOUTH 294.5 FEET OF THE EAST 300 FEET OF THE SE 1/4 OF THE SE 1/4 OF THE NE 1/4; AND THE EAST 791.25 FEET OF THE SW 1/4 OF THE NE 1/4; LESS RIGHTS-OF-WAY FOR PUBLIC ROADS AND DRAINAGE CANALS AS TO ALL OF SAID PARCELS; ALL IN SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA.

PARCEL 2:

THE NORTH 254.5 FEET OF THE SOUTH 294.5 FEET OF THE EAST 300 FEET OF THE SE 1/4 OF THE SE 1/4 OF THE NE 1/4 OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA.

PARCEL 3:

THAT PART OF THE WEST 25 FEET OF THE SW 1/4 OF THE SW 1/4 OF THE NW 1/4 OF SECTION 8, TOWNSHIP 35 SOUTH, RANGE 40 EAST, WHICH LIES NORTH OF ORANGE AVENUE EXTENSION AND SOUTH OF THE DRAINAGE CANAL (SAID 25 FOOT STRIP BEING APPROXIMATELY 355 FEET NORTH AND SOUTH); LESS AND EXCEPT THAT PORTION TAKEN FOR ROAD RIGHT OF WAY AS DESCRIBED AS PARCEL NO. 211 IN OFFICIAL RECORDS BOOK 1415, PAGE 421, ST. LUCIE COUNTY, FLORIDA.

LESS AND EXCEPT THE SOUTH 600.00 FEET THEREOF.

TOGETHER WITH:

TRACT No. 1:

A PARCEL OF LAND LYING IN SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE WEST 725.27 FEET OF THE SOUTH 600.00 FEET OF THE FOLLOWING DESCRIBED PROPERTY; THE EAST 791.25 FEET OF THE SW 1/4 OF THE NE 1/4 OF SAID SECTION 7, LESS RIGHTS-OF-WAY FOR PUBLIC ROADS AND DRAINAGE CANALS.

LESS AND EXCEPT THE FOLLOWING PARCEL:

A PORTION OF THE SOUTHWEST QUARTER (S.W. 1/4) OF THE NORTHEAST QUARTER (N.E. 1/4) OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER (S.W. 1/4) OF THE NORTHEAST QUARTER (N.E. 1/4) OF SAID SECTION 7; THENCE NORTH 00°00'56" EAST ALONG THE EAST LINE OF THE SOUTHWEST QUARTER (S.W. 1/4) OF THE NORTHEAST QUARTER (N.E. 1/4) OF SAID SECTION 7, FOR 40.00 FEET; THENCE SOUTH 89°42'09" WEST

EXHIBIT "B"
LEGAL DESCRIPTION OF THE MILLCREEK PROPERTY

A PORTION OF THE SOUTHWEST QUARTER (S.W. 1/4) OF THE NORTHEAST QUARTER (N.E. 1/4) OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER (S.W. 1/4) OF THE NORTHEAST QUARTER (N.E. 1/4) OF SAID SECTION 7; THENCE NORTH 00°00'56" EAST ALONG THE EAST LINE OF THE SOUTHWEST QUARTER (S.W. 1/4) OF THE NORTHEAST QUARTER (N.E. 1/4) OF SAID SECTION 7, FOR 40.00 FEET; THENCE SOUTH 89°42'09" WEST ALONG A LINE 40 FEET NORTH FROM AND PARALLEL WITH, AS MEASURED AT RIGHT ANGLES TO THE SOUTH LINE OF THE SOUTHWEST QUARTER (S.W. 1/4) OF THE NORTHEAST QUARTER (N.E. 1/4) OF SAID SECTION 7, FOR 65.98 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°42'09" WEST ALONG SAID PARALLEL LINE, FOR 157.17 FEET; THENCE NORTH 00°17'51" WEST, FOR 92.93 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST, SAID CURVE HAVING A RADIUS OF 206.46 FEET AND A CENTRAL ANGLE OF 34°44'37"; THENCE NORTHWESTERLY ALONG SAID CURVE FOR 125.20 FEET TO A POINT OF TANGENCY; THENCE NORTH 35°02'28" WEST, FOR 109.91 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE EAST, SAID CURVE HAVING A RADIUS OF 280.00 FEET AND A CENTRAL ANGLE OF 39°48'56"; THENCE NORTHERLY ALONG SAID CURVE FOR 194.58 FEET TO A POINT OF TANGENCY; THENCE NORTH 04°46'28" EAST, FOR 18.58 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE EAST, SAID CURVE HAVING A RADIUS OF 477.11 FEET AND A CENTRAL ANGLE OF 11°47'43"; THENCE NORTHERLY ALONG SAID CURVE FOR 98.22 FEET; THENCE NORTH 89°42'09" EAST ALONG A LINE 640 FEET NORTH FROM AND PARALLEL WITH, AS MEASURED AT RIGHT ANGLES TO THE SOUTH LINE OF THE SOUTHWEST QUARTER (S.W. 1/4) OF THE NORTHEAST QUARTER (N.E. 1/4) OF SAID SECTION 7, FOR 288.42 FEET; THENCE SOUTH 00°00'56" WEST ALONG THE EAST LINE OF THE WEST 725.27 FEET OF THE EAST 791.25 FEET OF THE SOUTHWEST QUARTER (S.W. 1/4) OF THE NORTHEAST QUARTER (N.E. 1/4) OF SAID SECTION 7, FOR 600.01 FEET TO THE POINT OF BEGINNING.

SUBJECT TO EXISTING EASEMENTS, RIGHTS-OF-WAY, COVENANTS, RESERVATIONS AND RESTRICTIONS OF RECORD, IF ANY.

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

SAID LANDS CONTAIN 143,906 SQUARE FEET OR 3.304 ACRES, MORE OR LESS.

ALONG A LINE 40 FEET NORTH FROM AND PARALLEL WITH, AS MEASURED AT RIGHT ANGLES TO THE SOUTH LINE OF THE SOUTHWEST QUARTER (S.W. 1/4) OF THE NORTHEAST QUARTER (N.E. 1/4) OF SAID SECTION 7, FOR 65.98 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°42'09" WEST ALONG SAID PARALLEL LINE, FOR 157.17 FEET; THENCE NORTH 00°17'51" WEST, FOR 92.93 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE SOUTHWEST, SAID CURVE HAVING A RADIUS OF 206.46 FEET AND A CENTRAL ANGLE OF 34°44'37"; THENCE NORTHWESTERLY ALONG SAID CURVE FOR 125.20 FEET TO A POINT OF TANGENCY; THENCE NORTH 35°02'28" WEST, FOR 109.91 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE EAST, SAID CURVE HAVING A RADIUS OF 280.00 FEET AND A CENTRAL ANGLE OF 39°48'56"; THENCE NORTHERLY ALONG SAID CURVE FOR 194.58 FEET TO A POINT OF TANGENCY; THENCE NORTH 04°46'28" EAST, FOR 18.58 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE EAST, SAID CURVE HAVING A RADIUS OF 477.11 FEET AND A CENTRAL ANGLE OF 11°47'43"; THENCE NORTHERLY ALONG SAID CURVE FOR 98.22 FEET; THENCE NORTH 89°42'09" EAST ALONG A LINE 640 FEET NORTH FROM AND PARALLEL WITH, AS MEASURED AT RIGHT ANGLES TO THE SOUTH LINE OF THE SOUTHWEST QUARTER (S.W. 1/4) OF THE NORTHEAST QUARTER (N.E. 1/4) OF SAID SECTION 7, FOR 288.42 FEET; THENCE SOUTH 00°00'56" WEST ALONG THE EAST LINE OF THE WEST 725.27 FEET OF THE EAST 791.25 FEET OF THE SOUTHWEST QUARTER (S.W. 1/4) OF THE NORTHEAST QUARTER (N.E. 1/4) OF SAID SECTION 7, FOR 600.01 FEET TO THE POINT OF BEGINNING.

SUBJECT TO EXISTING EASEMENTS, RIGHTS-OF-WAY, COVENANTS, RESERVATIONS AND RESTRICTIONS OF RECORD, IF ANY.

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

SAID LANDS CONTAIN 2,777,245 SQUARE FEET OR 63.757 ACRES, MORE OR LESS.

EXHIBIT "C" - MILLCREEK EASEMENT AREA (2 Pages)

CCL IBI <small>A DIVISION OF THE IB GROUP</small>	CCL/IBI CONSULTANTS, INC.		
	AUTHORIZATION #LS5610		
	ENGINEERS	SURVEYORS	PLANNERS
	2200 PARK CENTRAL BLVD. N. SUITE 100 POMPANO BEACH, FL 33064 (954) 974-2200 POMPANO BEACH ORLANDO JUPITER <small>WWW.CCL-POMPANO.COM WWW.IBGROUP.COM WWW.CCL-ORLANDO.COM</small>		

LEGAL DESCRIPTION: ACCESS, UTILITY & DRAINAGE EASEMENT

A portion of the Southwest Quarter (S.W. 1/4) of the Northeast Quarter (N.E. 1/4) of Section 7, Township 35 South, Range 40 East, St. Lucie County, Florida, being more particularly described as follows:

COMMENCE at the Southeast corner of the Southwest Quarter (S.W. 1/4) of the Northeast Quarter (N.E. 1/4) of said Section 7; Thence North 00°00'56" East along the East line of the Southwest Quarter (S.W. 1/4) of the Northeast Quarter (N.E. 1/4) of said Section 7, for 40.00 feet; Thence South 89°42'09" West along a line 40 feet North from and parallel with, as measured at right angles to the South line of the Southwest Quarter (S.W. 1/4) of the Northeast Quarter (N.E. 1/4) of said Section 7, for 223.15 feet to the POINT OF BEGINNING; Thence continue South 89°42'09" West along said parallel line, for 100.00 feet; Thence North 00°17'51" West, for 92.93 feet to a point of curvature with a curve concave to the West, said curve having a radius of 222.18 feet and a central angle of 10°46'53"; Thence Northerly along said curve for 41.81 feet to a point of compound curvature with a curve concave to the Southwest, said curve having a radius of 25.00 feet and a central angle of 59°07'08"; Thence Northwesterly along said curve for 25.80 feet to a point of reverse curvature with a curve concave to the Northeast, said curve having a radius of 52.00 feet and a central angle of 91°33'05"; Thence Northerly along said curve for 83.09 feet to a point of reverse curvature with a curve concave to the West, said curve having a radius of 25.00 feet and a central angle of 52°22'44"; Thence Northerly along said curve for 22.85 feet to a point of tangency; Thence North 31°01'31" West, for 42.22 feet to a point of curvature with a curve concave to the Northeast, said curve having a radius of 354.00 feet and a central angle of 16°26'49"; Thence Northerly along said curve for 101.62 feet; Thence North 75°25'18" East, for 74.00 feet to a point at the beginning of a curve concave to the Northeast, said curve having a radius of 280.00 feet and a central angle of 20°27'46", a radial line from said point bears North 75°25'18" East; Thence Southerly along said curve for 100.00 feet to a point of tangency; Thence South 35°02'28" East, for 109.91 feet to a point of curvature with a curve concave to the West, said curve having a radius of 206.46 feet and a central angle of 34°44'37"; Thence Southerly along said curve for 125.20 feet to a point of tangency; Thence South 00°17'51" East, for 92.93 feet to the POINT OF BEGINNING.

Subject to existing easements, rights-of-way, covenants, reservations and restrictions of record, if any.

Said lands lying and situate in St. Lucie County, Florida.

(SKETCH AND DESCRIPTION ONLY - NOT A SURVEY)

NOTES:

- UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAN OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- LANDS SHOWN HEREON WERE NOT ABSTRACTED BY CCL/IBI CONSULTANTS, INC. FOR EASEMENTS AND RIGHTS-OF-WAY OF RECORD.
- DATA SHOWN HEREON WAS COMPILED FROM OTHER INSTRUMENTS AND DOES NOT CONSTITUTE A FIELD SURVEY AS SUCH.
- BEARINGS ARE BASED ON THE EAST LINE OF THE N.E. 1/4 OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST HAVING AN ASSUMED BEARING OF SOUTH 00°16'54" EAST.
- CCL/IBI CONSULTANTS, INC.'S CERTIFICATE OF AUTHORIZATION No. 5510, IS ISSUED BY THE FLORIDA DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION.

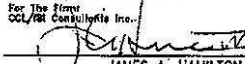
CERTIFICATION:

I HEREBY CERTIFY that the attached Sketch and Description is true and correct to the best of my knowledge and belief and that I meet the Minimum Technical Standards set forth by the Florida Board of Professional Surveyors And Mappers in Chapter 61G17-6, Florida Administrative Code.
 For The Firm:
 CCL/IBI Consultants Inc.

REVISIONS	DATE	BY	JAMES A. HAMILTON, III Professional Surveyor and Mapper No. 3406, State of Florida			
			DATE:	DRAWN BY:	CHECKED BY:	FIELD BOOK:
			11/09/05	BF	JAH	N/A

P:\3036\Survey\LEGAL5\COM-46-ESM.dwg Nov 09, 2005
 SHEET 1 OF 2
 SKETCH 3036

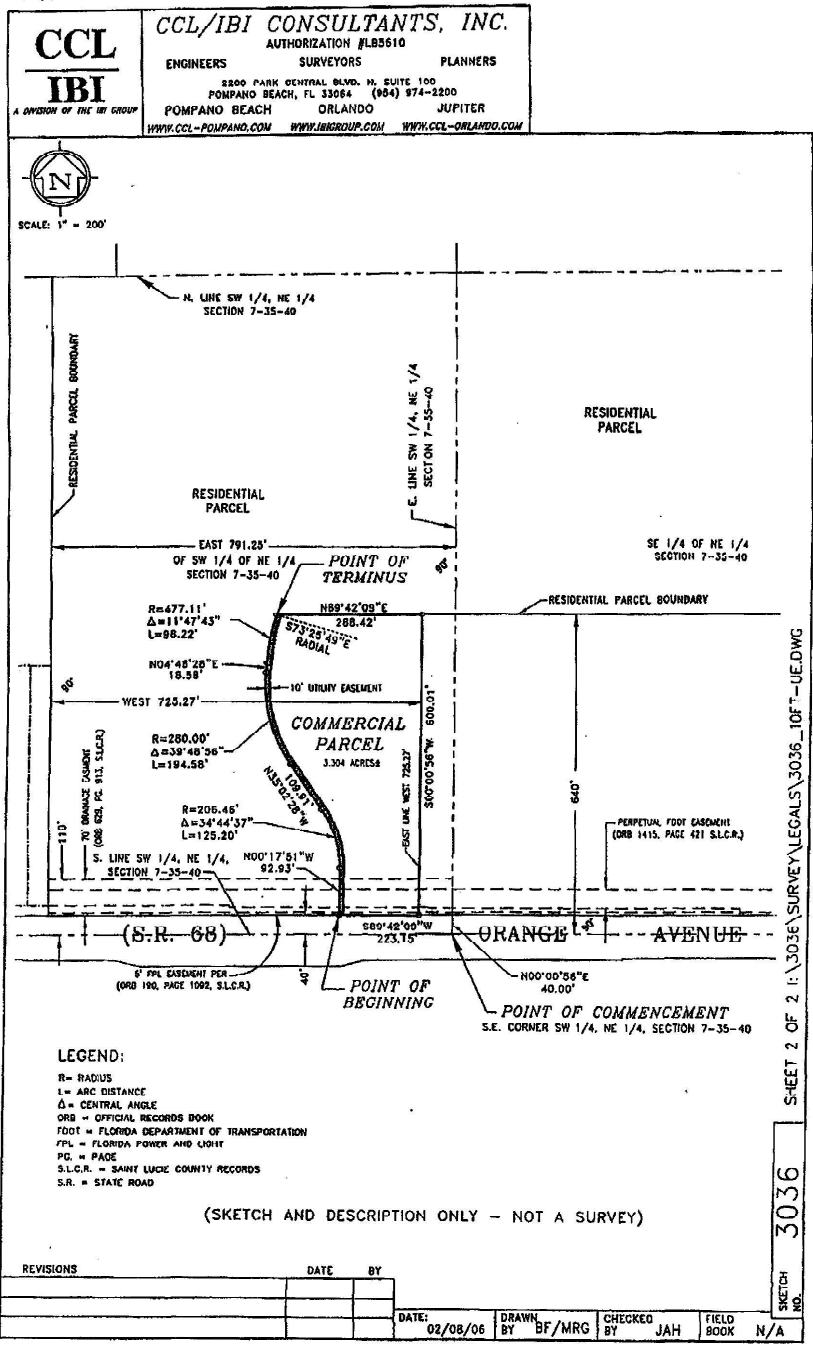
EXHIBIT "D" - FM EASEMENT AREA (2 Pages)

CCL IBI <small>A DIVISION OF THE IBI GROUP</small>	CCL/IBI CONSULTANTS, INC. AUTHORIZATION #185010 ENGINEERS SURVEYORS PLANNERS 2200 PARK CENTRAL BLVD. N. SUITE 100 POMPANO BEACH, FL 33064 (954) 974-2200 POMPANO BEACH ORLANDO JUPITER <small>WWW.CCL-POMPANO.COM WWW.IBIGROUP.COM WWW.CCL-ORLANDO.COM</small>																	
LEGAL DESCRIPTION: UTILITY EASEMENT A 10.00 foot wide strip of land lying on a portion of the Southwest Quarter (S.W. 1/4) of the Northeast Quarter (N.E. 1/4) of Section 7, Township 35 South, Range 40 East, St. Lucie County, Florida, being more particularly described as follows: COMMENCE at the Southeast corner of the Southwest Quarter (S.W. 1/4) of the Northeast Quarter (N.E. 1/4) of said Section 7; Thence North 00°00'56" East along the East line of the Southwest Quarter (S.W. 1/4) of the Northeast Quarter (N.E. 1/4) of said Section 7, for 40.00 feet; Thence South 89°42'09" West along a line 40 feet North from and parallel with, as measured at right angles to the South line of the Southwest Quarter (S.W. 1/4) of the Northeast Quarter (N.E. 1/4) of said Section 7, for 223.15 feet to the POINT OF BEGINNING of said strip of land lying 10.00 feet to the right from and parallel with the following described line; Thence North 60°17'51" West, for 92.93 feet to a point of curvature with a curve concave to the Southwest, said curve having a radius of 206.46 feet and a central angle of 34°44'37"; Thence Northwesterly along said curve for 125.20 feet to a point of tangency; Thence North 35°02'28" West, for 109.91 feet to a point of curvature with a curve concave to the East, said curve having a radius of 280.00 feet and a central angle of 39°48'56"; Thence Northerly along said curve for 184.58 feet to a point of tangency; Thence North 04°46'28" East, for 18.58 feet to a point of curvature with a curve concave to the East, said curve having a radius of 477.11 feet and a central angle of 11°47'43"; Thence Northerly along said curve for 98.22 feet to a POINT OF TERMINUS on a line 640 feet North from and parallel with, as measured at right angles to the South line of the Southwest Quarter (S.W. 1/4) of the Northeast Quarter (N.E. 1/4) of said Section 7. Sidelines of said strip are lengthened or shortened to intersect with the North right-of-way line of Orange Avenue and said line 640 feet North from and parallel with, as measured at right angles to the South line of the Southwest Quarter (S.W. 1/4) of the Northeast Quarter (N.E. 1/4) of said Section 7 and to form a continuous 10.00 foot wide easement. Subject to existing easements, rights-of-way, covenants, reservations and restrictions of record, if any. Said lands lying and situate in St. Lucie County, Florida.																		
(SKETCH AND DESCRIPTION ONLY - NOT A SURVEY)																		
NOTES: 1. UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAN OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES. 2. LANDS SHOWN HEREON WERE NOT ABSTRACTED BY CCL/IBI CONSULTANTS, INC. FOR EASEMENTS AND RIGHTS-OF-WAY OF RECORD. 3. DATA SHOWN HEREON WAS COMPILED FROM OTHER INSTRUMENTS AND DOES NOT CONSTITUTE A FIELD SURVEY AS SUCH. 4. BEARINGS ARE BASED ON THE EAST LINE OF THE N.E. 1/4 OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST HAVING AN ASSUMED BEARING OF SOUTH 00°16'54" EAST. 5. CCL/IBI CONSULTANTS, INC.'S CERTIFICATE OF AUTHORIZATION No. 5810, IS ISSUED BY THE FLORIDA DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION.																		
CERTIFICATION: I HEREBY CERTIFY that the attached Sketch and Description is true and correct to the best of my knowledge and belief and that it meets the Minimum Technical Standards set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 61017-8, Florida Administrative Code. For The Firm: CCL/IBI Consultants, Inc.  JAMES A. HAMILTON, III Professional Surveyor and Mapper No. 3406, State of Florida																		
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 30%;">REVISIONS</th> <th style="width: 30%;">DATE</th> <th style="width: 40%;">BY</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	REVISIONS	DATE	BY							<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 20%;">DATE:</td> <td style="width: 20%;">DRAWN BY:</td> <td style="width: 20%;">CHECKED BY:</td> <td style="width: 40%;">FIELD BOOK:</td> </tr> <tr> <td>02/08/06</td> <td>BF/MRG</td> <td>JAH</td> <td>N/A</td> </tr> </table>	DATE:	DRAWN BY:	CHECKED BY:	FIELD BOOK:	02/08/06	BF/MRG	JAH	N/A
REVISIONS	DATE	BY																
DATE:	DRAWN BY:	CHECKED BY:	FIELD BOOK:															
02/08/06	BF/MRG	JAH	N/A															

SHEET 1 OF 2 I:\3036\SURVEY\LEGALS\3036_10FT-UE.DWG

3036

SKETCH



Property Identification

Site Address: TBD
 Sec/Town/Range: 08/35S/40E
 Parcel ID: 2408-233-0001-000-1
 Jurisdiction: Saint Lucie County

Use Type: 1000
 Account #: 20038
 Map ID: 24/08N
 Zoning: Comm Genra

Ownership

Orange Avenue Development LLC
 28178 Hayes Rd
 Roseville, MI 48066



Legal Description

8 35 40 W 25 FT OF SW 1/4 OF NW 1/4 LYG S OF CANAL-LESS RD R/W AND LESS ADDN RD R/W AS IN OR 1669-2211 AND OR 2883-2575- (0.16 AC) (OR 3388-1893)

Current Values

Just/Market Value: \$15,400
 Assessed Value: \$15,400
 Exemptions: \$0
 Taxable Value: \$15,400

Property taxes are subject to change upon change of ownership.

- Past taxes are not a reliable projection of future taxes.
- The sale of a property will prompt the removal of all exemptions, assessment caps, and special classifications.

Total Areas

Finished/Under Air (SF): 0
 Gross Sketched Area (SF): 0
 Land Size (acres): 0.16
 Land Size (SF): 6,839

Taxes for this parcel: SLC Tax Collector's Office
 Download TRIM for this parcel: Download PDF

Building Design Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	150	160

Sources/links:

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
May 7, 2012	3388 / 1893	0311	CT	Orange Avenue Mart Fla LLC	\$100
Oct 5, 2007	2889 / 0077	XX02	WD	Orange Ave Dev LLC	\$4,750,000
Apr 6, 2004	1940 / 2324	XX02	WD	Linda Davis Trust	\$3,000,000
Apr 2, 2004	1940 / 2328	XX04	WD	Linda Davis Trust	\$100
Apr 1, 2004	1940 / 2330	XX04	WD	Linda Davis Trust	\$100
Mar 31, 2004	1940 / 2326	XX04	WD	Linda Davis Trust	\$100
Jan 26, 1998	1124 / 1276	XX04	PR	Linda	\$100
Jan 26, 1998	1124 / 1271	XX04	PR	Linda	\$100
Jan 26, 1998	1124 / 1266	XX04	PR	Linda	\$100

Building Information (1 of 1)

Finished Area: 0 SF

Gross Sketched Area: 0 SF

Exterior Data

View:

Roof Cover:

Roof Structure:

Building Type:
 Grade:
 Story Height:

Year Built: N/A
 Effective Year: N/A
 No. Units: 0

Frame:
 Primary Wall:
 Secondary Wall:

Interior Data

Bedrooms: 0
 Full Baths: 0
 Half Baths: 0
 A/C %: 0%

Electric:
 Heat Type:
 Heat Fuel:
 Heated %: N/A%

Primary Int Wall:
 Avg Hgt/Floor: 0
 Primary Floors:
 Sprinkled %: 0%



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Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
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Special Features and Yard Items

Type	Qty	Units	Year Blt
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Current Year Values

Current Values Breakdown

Building:	\$0
Land:	\$15,400
Just/Market:	\$15,400
Ag Credit:	\$0
Save Our Homes or 10% Cap:	\$0
Assessed:	\$15,400
Exemption(s):	\$0
Taxable:	\$15,400

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2013	0054	0.157	North St. Lucie Water Management District	\$25.00

Historical Values

Year	Just/Market	Assessed	Exemptions	Taxable
2021	\$15,400	\$15,400	\$0	\$15,400
2020	\$15,400	\$15,400	\$0	\$15,400
2019	\$15,400	\$15,400	\$0	\$15,400
2018	\$15,400	\$15,400	\$0	\$15,400

Permits

Number	Issue Date	Description	Amount	Fee
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Notice: This does not necessarily represent all the permits for this property.
Click the following link to check for additional permit data in Saint Lucie County

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.
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Property Identification

Site Address: ORANGE AVE
 Sec/Town/Range: 07/35S/40E
 Parcel ID: 2407-124-0001-000-3
 Jurisdiction: Saint Lucie County

Use Type: 6000
 Account #: 19834
 Map ID: 24/07N
 Zoning: Planned Un

Ownership

FM Millcreek Holding LLC
 1698 W Hibiscus Blvd Ste A
 Melbourne, FL 32901

Legal Description

7 35 40 S 1/2 OF SE 1/4 OF NE 1/4 OF NE 1/4 AND SW 1/4 OF NE 1/4 OF NE 1/4 AND SE 1/4 OF NW 1/4 OF NE 1/4-LESS N 50 FT FOR RD R/W- AND SE 1/4 OF NE 1/4-LESS S 600 FT AND LESS FOR CANAL R/W- AND E 791.25 FT OF SW 1/4 OF NE 1/4-LESS E 65.98 FT OF S 600 FT AND LESS RD AND CANAL R/W AND LESS THAT PART MPDAF: FROM SE COR OF SW 1/4 OF NE 1/4 RUN N 00 00 56 E 40 FT, TH S 89 42 09 W 65.98 FT TO POB, TH CONT S 89 42 09 W 157.17 FT, TH N 00 17 51 W 92.93 FT TO CURVE CONC SW, R OF 206.46 FT, TH NWLY ALG ARC 125.20 FT, TH N 35 02 28 W 109.91 FT TO CURVE CONC E, R OF 280 FT, TH NLY ALG ARC 194.58 FT, TH N 04 46 28 E 18.58 FT TO CURVE CONC E, R OF 477.11 FT, TH NLY ALG ARC 98.22 FT, TH N 89 42 09 E 288.42 FT, TH S 00 00 56 W 600.01 FT TO POB-LESS ADDN R/W AS IN OR 3026-1790 SUBJ TO PERM DR ESMT AS IN CA 82-59.05-AND LESS ADDN RD R/W AS IN OR 3210-468-(62.51 AC) (OR 2483-1551)



Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	1,116
Land Size (acres):	62.51
Land Size (SF):	2,722,935.6

Current Values

Just/Market Value:	\$826,432
Assessed Value:	\$17,482
Exemptions:	\$0
Taxable Value:	\$17,482

Property taxes are subject to change upon change of ownership.

- Past taxes are not a reliable projection of future taxes.
- The sale of a property will prompt the removal of all exemptions, assessment caps, and special classifications.

Building Design Wind

Speed

Occupancy Category	I	II	III & IV
Speed	140	150	160

Sources/links:

Taxes for this parcel: [SLC Tax Collector's Office](#)

Download TRIM for this parcel: [Download PDF](#)

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Jan 31, 2006	2483 / 1551	XX01	WD	FM Florida Land Company LLC	\$4,950,000
Nov 23, 2005	2430 / 2546	XX02	SP	Orange Ave Dev LLC	\$6,616,000
Apr 6, 2004	1940 / 2324	XX02	WD	Linda Davis Trust	\$3,000,000
Apr 2, 2004	1940 / 2328	XX04	WD	Linda Davis Trust	\$100
Apr 1, 2004	1940 / 2330	XX04	WD	Linda Davis Trust	\$100
Mar 31, 2004	1940 / 2326	XX04	WD	Linda Davis Trust	\$100
Jan 26, 1998	1124 / 1276	XX04	PR	Linda	\$100
Jan 26, 1998	1124 / 1271	XX04	PR	Linda	\$100
Jan 26, 1998	1124 / 1266	XX04	PR	Linda	\$100
Dec 27, 1996	1053 / 1888	XX02	PR	Jean M Davis	\$100
Dec 21, 1994	0935 / 1908	XX02	WD	Jean M Davis	\$850,000

Building Information (1 of 1)

Finished Area: 0 SF

Gross Sketched Area: 1,116 SF

Exterior Data

View:
 Building Type: FarmUtil
 Grade: FarmUTA
 Story Height: 1 Story

Roof Cover: Sheet Metal
 Year Built: 1940
 Effective Year: 1915
 No. Units: 1

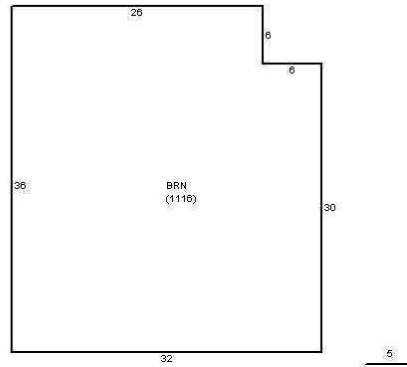
Roof Structure: Gable
 Frame:
 Primary Wall: Wood no Sh
 Secondary Wall:

Interior Data

Bedrooms: 0
 Full Baths: 0
 Half Baths: 0
 A/C %: 0%

Electric:
 Heat Type:
 Heat Fuel:
 Heated %: 0%

Primary Int Wall:
 Avg Hgt/Floor: 0
 Primary Floors:
 Sprinkled %: 0%



Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
BRN	BASE AREA BARN	1116	0	136

Special Features and Yard Items

Type	Qty	Units	Year Blt
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Current Year Values


Current Values Breakdown

Building:	\$1,300
Land:	\$825,132
Just/Market:	\$826,432
Ag Credit:	\$807,942
Save Our Homes or 10% Cap:	\$1,008
Assessed:	\$17,482
Exemption(s):	\$0
Taxable:	\$17,482

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2013	0054	62.51	North St. Lucie Water Management District	\$1,281.46

This does not necessarily represent the total Special Assessments that could be charged against this property. The total amount charged for special assessments is reflected on the most current tax statement and information is available with the SLC Tax Collector's Office .

Historical Values

Year	Just/Market	Assessed	Exemptions	Taxable
2021	\$826,432	\$17,482	\$0	\$17,482
2020	\$826,432	\$17,456	\$0	\$17,456
2019	\$751,420	\$17,432	\$0	\$17,432
2018	\$751,420	\$17,410	\$0	\$17,410

Permits

Number	Issue Date	Description	Amount	Fee
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Notice: This does not necessarily represent all the permits for this property.

Click the following link to check for additional permit data in Saint Lucie County

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.

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Property Identification

Site Address: ORANGE AVE
 Sec/Town/Range: 07/35S/40E
 Parcel ID: 2407-131-0004-000-6
 Jurisdiction: Saint Lucie County

Use Type: 6000
 Account #: 168589
 Map ID: 24/07N
 Zoning: Comm Genra

Ownership

Millcreek Orange Avenue LLC
 1450 Madruga Ave Ste 400
 Coral Gables, FL 33146



Legal Description

7.35 40 THAT PART OF SEC MPDAF: FROM SE COR OF SW 1/4 OF NE 1/4 RUN N 00 00 56 E 40 FT, TH S 89 42 09 W 65.98 FT TO POB; TH CONT S 89 42 09 W 157.17 FT, TH N 00 17 51 W 92.93 FT TO CURVE CONC SW, R OF 206.46 FT, TH NWLY ALG ARC 125.20 FT, TH N 35 02 28 W 109.91 FT TO CURVE CONC E, R OF 280 FT, TH NLY ALG ARC 194.58 FT, TH N 04 46 28 E 18.58 FT TO CURVE CONC E, R OF 477.11 FT, TH NLY ALG ARC 98.22 FT, TH N 89 42 09 E 288.42 FT, TH S 00 00 56 W 600.01 FT TO POB- LESS CANAL R/W- (3.30 AC) (OR 2511-150)

Current Values

Just/Market Value: \$287,496
 Assessed Value: \$908
 Exemptions: \$0
 Taxable Value: \$908

Total Areas

Finished/Under Air (SF): 0
 Gross Sketched Area (SF): 0
 Land Size (acres): 3.3
 Land Size (SF): 143,748

Property taxes are subject to change upon change of ownership.

- Past taxes are not a reliable projection of future taxes.
- The sale of a property will prompt the removal of all exemptions, assessment caps, and special classifications.

Building Design Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	150	160

Sources/links:

Taxes for this parcel: [SLC Tax Collector's Office](#)

Download TRIM for this parcel: [Download PDF](#)

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Feb 24, 2006	2511 / 150	XX01	WD	FM Florida Land Company LLC	\$295,600
Nov 23, 2005	2430 / 2546	XX02	SP	Orange Ave Dev LLC	\$6,616,000

Building Information (1 of 1)

Finished Area: 0 SF

Gross Sketched Area: 0 SF

Exterior Data

View:	Roof Cover:	Roof Structure:
Building Type:	Year Built: N/A	Frame:
Grade:	Effective Year: N/A	Primary Wall:
Story Height:	No. Units: 0	Secondary Wall:

Interior Data

Bedrooms: 0
 Full Baths: 0
 Half Baths: 0
 A/C %: 0%

Electric:
 Heat Type:
 Heat Fuel:
 Heated %: N/A%

Primary Int Wall:
 Avg Hgt/Floor: 0
 Primary Floors:
 Sprinkled %: 0%



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Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
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Special Features and Yard Items

Type	Qty	Units	Year Blt
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Current Year Values

Current Values Breakdown

Building:	\$0
Land:	\$287,496
Just/Market:	\$287,496
Ag Credit:	\$286,588
Save Our Homes or 10% Cap:	\$0
Assessed:	\$908
Exemption(s):	\$0
Taxable:	\$908

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2013	0054	3.3	North St. Lucie Water Management District	\$67.65

This does not necessarily represent the total Special Assessments that could be charged against this property. The total amount charged for special assessments is reflected on the most current tax statement and information is available with the SLC Tax Collector's Office [\[2\]](#).

Historical Values

Year	Just/Market	Assessed	Exemptions	Taxable
2021	\$287,496	\$908	\$0	\$908
2020	\$287,496	\$908	\$0	\$908
2019	\$287,496	\$908	\$0	\$908
2018	\$287,496	\$908	\$0	\$908

Permits

Number	Issue Date	Description	Amount	Fee
--------	------------	-------------	--------	-----

Notice: This does not necessarily represent all the permits for this property.

[Click the following link to check for additional permit data in Saint Lucie County](#)

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Property Identification

Site Address: ORANGE AVE
 Sec/Town/Range: 07/35S/40E
 Parcel ID: 2407-134-0001-000-4
 Jurisdiction: Saint Lucie County

Use Type: 1000
 Account #: 166706
 Map ID: 24/07N
 Zoning: Comm Genra

Ownership

Orange Avenue Development LLC
 28178 Hayes Rd
 Roseville, MI 48066

Legal Description

7.35 40 S 600 FT OF SE 1/4 OF NE 1/4-LESS N 254.5 FT OF S 294.5 FT OF E 300 FT OF SE 1/4 OF SE 1/4 OF NE 1/4 AND LESS RD AND CANAL R/WS- AND E 65.98 FT OF S 600 FT OF SW 1/4 OF NE 1/4-LESS RD AND CANAL R/W- SUBJ TO PERM DR ESMT AS IN CA 82-59.05 (15.88 AC) (OR 3388-1893)



Current Values

Just/Market Value: \$1,556,400
 Assessed Value: \$1,556,400
 Exemptions: \$0
 Taxable Value: \$1,556,400

Property taxes are subject to change upon change of ownership.

- Past taxes are not a reliable projection of future taxes.
- The sale of a property will prompt the removal of all exemptions, assessment caps, and special classifications.

Total Areas

Finished/Under Air (SF): 0
 Gross Sketched Area (SF): 0
 Land Size (acres): 15.88
 Land Size (SF): 691,733

Building Design Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	150	160

Sources/links:

Taxes for this parcel: [SLC Tax Collector's Office](#)
 Download TRIM for this parcel: [Download PDF](#)

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
May 7, 2012	3388 / 1893	0311	CT	Orange Avenue Mart Fla LLC	\$100
Oct 5, 2007	2889 / 0077	XX02	WD	Orange Ave Dev LLC	\$4,750,000
Apr 6, 2004	1940 / 2324	XX02	WD	Linda Davis Trust	\$3,000,000

Building Information (1 of 1)

Finished Area: 0 SF

Gross Sketched Area: 0 SF

Exterior Data

View:	Roof Cover:	Roof Structure:
Building Type:	Year Built: N/A	Frame:
Grade:	Effective Year: N/A	Primary Wall:
Story Height:	No. Units: 0	Secondary Wall:

Interior Data

Bedrooms: 0
 Full Baths: 0
 Half Baths: 0
 A/C %: 0%

Electric:
 Heat Type:
 Heat Fuel:
 Heated %: N/A%

Primary Int Wall:
 Avg Hgt/Floor: 0
 Primary Floors:
 Sprinkled %: 0%



Image
 or
 Sketch
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 for display

Sketch Area Legend

Sub Area Description Area Fin. Area Perimeter

Special Features and Yard Items

Type Qty Units Year Blt

Current Year Values


Current Values Breakdown

Building: \$0
 Land: \$1,556,400
 Just/Market: \$1,556,400
 Ag Credit: \$0
 Save Our Homes or 10% Cap: \$0
 Assessed: \$1,556,400
 Exemption(s): \$0
 Taxable: \$1,556,400

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2013	0054	15.88	North St. Lucie Water Management District	\$325.54

This does not necessarily represent the total Special Assessments that could be charged against this property. The total amount charged for special assessments is reflected on the most current tax statement and information is available with the SLC Tax Collector's Office .

Historical Values

Year	Just/Market	Assessed	Exemptions	Taxable
2021	\$1,556,400	\$1,556,400	\$0	\$1,556,400
2020	\$1,556,400	\$1,556,400	\$0	\$1,556,400
2019	\$1,556,400	\$1,556,400	\$0	\$1,556,400
2018	\$1,556,400	\$1,556,400	\$0	\$1,556,400

Permits

Number	Issue Date	Description	Amount	Fee
--------	------------	-------------	--------	-----

Notice: This does not necessarily represent all the permits for this property.

[Click the following link to check for additional permit data in Saint Lucie County](#)

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.

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Property Identification

Site Address: TBD
 Sec/Town/Range: 07/35S/40E
 Parcel ID: 2407-144-0001-000-5
 Jurisdiction: Saint Lucie County

Use Type: 1000
 Account #: 19838
 Map ID: 24/07N
 Zoning: Comm Genra

Ownership

Orange Avenue Development LLC
 28178 Hayes Rd
 Roseville, MI 48066

Legal Description

7.35 40 N 254.5 FT OF S 294.5 FT OF E 300 FT OF SE 1/4 OF SE 1/4 OF NE 1/4-LESS RD R/W AS IN OR 1669-2211 AND OR 2883-2575- (1.73 AC) (OR 3388-1893)

Current Values

Just/Market Value: \$169,600
 Assessed Value: \$169,600
 Exemptions: \$0
 Taxable Value: \$169,600



Total Areas

Finished/Under Air (SF): 0
 Gross Sketched Area (SF): 0
 Land Size (acres): 1.73
 Land Size (SF): 75,359

Property taxes are subject to change upon change of ownership.

- Past taxes are not a reliable projection of future taxes.
- The sale of a property will prompt the removal of all exemptions, assessment caps, and special classifications.

Taxes for this parcel: [SLC Tax Collector's Office](#)
 Download TRIM for this parcel: [Download PDF](#)

Building Design Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	150	160

Sources/links:

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
May 7, 2012	3388 / 1893	0311	CT	Orange Avenue Mart Fla LLC	\$100
Oct 5, 2007	2889 / 0077	XX02	WD	Orange Ave Dev LLC	\$4,750,000
Apr 6, 2004	1940 / 2324	XX02	WD	Linda Davis Trust	\$3,000,000
Apr 2, 2004	1940 / 2328	XX04	WD	Linda Davis Trust	\$100
Apr 1, 2004	1940 / 2330	XX04	WD	Linda Davis Trust	\$100
Mar 31, 2004	1940 / 2326	XX04	WD	Linda Davis Trust	\$100
Mar 3, 2003	1669 / 2211	XX02	FJ	Orange Avenue Mart Fla LLC	\$0
Jan 26, 1998	1124 / 1276	XX04	PR	Linda	\$100
Jan 26, 1998	1124 / 1271	XX04	PR	Linda	\$100
Jan 26, 1998	1124 / 1266	XX04	PR		\$100
Dec 27, 1996	1053 / 1888	XX02	PR	Jean M Davis	\$100
Dec 21, 1994	0935 / 1908	XX02	WD	Jean M Davis	\$850,000

Building Information (1 of 1)

Finished Area: 0 SF
 Gross Sketched Area: 0 SF

Exterior Data

View:
 Building Type:
 Grade:
 Story Height:

Roof Cover:
 Year Built: N/A
 Effective Year: N/A
 No. Units: 0

Roof Structure:
 Frame:
 Primary Wall:
 Secondary Wall:

Interior Data

Bedrooms: 0
 Full Baths: 0
 Half Baths: 0
 A/C %: 0%

Electric:
 Heat Type:
 Heat Fuel:
 Heated %: N/A%

Primary Int Wall:
 Avg Hgt/Floor: 0
 Primary Floors:
 Sprinkled %: 0%



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 Sketch
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 for display

Sketch Area Legend

Sub Area Description Area Fin. Area Perimeter

Special Features and Yard Items

Type Qty Units Year Blt

Current Year Values


Current Values Breakdown

Building: \$0
 Land: \$169,600
 Just/Market: \$169,600
 Ag Credit: \$0
 Save Our Homes or 10% Cap: \$0
 Assessed: \$169,600
 Exemption(s): \$0
 Taxable: \$169,600

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2013	0054	1.73	North St. Lucie Water Management District	\$35.47

This does not necessarily represent the total Special Assessments that could be charged against this property. The total amount charged for special assessments is reflected on the most current tax statement and information is available with the SLC Tax Collector's Office .

Historical Values

Year	Just/Market	Assessed	Exemptions	Taxable
2021	\$169,600	\$169,600	\$0	\$169,600
2020	\$169,600	\$169,600	\$0	\$169,600
2019	\$169,600	\$169,600	\$0	\$169,600
2018	\$169,600	\$169,600	\$0	\$169,600

Permits

Number	Issue Date	Description	Amount	Fee
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Notice: This does not necessarily represent all the permits for this property.
Click the following link to check for additional permit data in Saint Lucie County

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Orange Avenue Development LLC
28178 Hayes Rd
Roseville, MI 48066

OWNER CONSENT FORM

Project Name: Suchman - Millcreek

Parcel ID: 2407-134-0001-000-4 & 2407-144-0001-000-5 & 2408-233-0001-000-1

Address: TBD

BEFORE ME THIS DAY PERSONALLY APPEARED RICHARD SMITH, THE MANAGER OF ORANGE AVENUE DEVELOPMENT LLC, A MICHIGAN LIMITED LIABILITY COMPANY, WHO BEING DULY SWORN, DEPOSES AND SAYS THE FOLLOWING:

I hereby give CONSENT to Redtail DG, Inc. and Engineering Design & Construction, Inc., both of which have been engaged by Suchman Real Estate Co., a Florida corporation ("Suchman") at Suchman's expense, to act on my behalf, to submit or have submitted applications and all required material and documents, and to attend and represent us 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 plat, site plan, construction plans, and other related development items for this parcel.

This CONSENT is subject to the terms and conditions of the Purchase and Sale Agreement last dated October 5, 2021 by and between the Owner and Suchman.

FURTHER AFFIANT SAYETH NOT.

The foregoing instrument was acknowledged before me this 26th day of May, 2022, by Richard Smith, the Manager of Orange Avenue Development LLC, a Michigan limited liability company, on behalf of such company, who is personally known to me or who has produced Driver's License (type of identification) as identification and who did (did not) take an oath.

Charles Arent

Notary Signature

CHARLES ARENT

Printed Name of Notary

(Notary Seal)

2-15-2024

My commission expires

CHARLES ARENT
Notary Public, State of Michigan
County of Macomb
My Commission Expires 02-15-2024
Acting in the County of MACOMB

By: [Signature]
Owner's Signature On behalf of Orange Avenue Development LLC, a Michigan limited liability company

Richard Smith, Manager

Owner's Name

28178 Hayes Road

Street Address

Roseville, MI 48066

Telephone / Email rsmith@wolverinebronze.com

FM Millcreek Holding LLC
1698 W. Hibiscus Blvd, Suite A
Melbourne, FL 32901

OWNER CONSENT FORM

Project Name: Suchman - Millcreek

Parcel ID: 2407-124-0001-000-3

Address: TBD

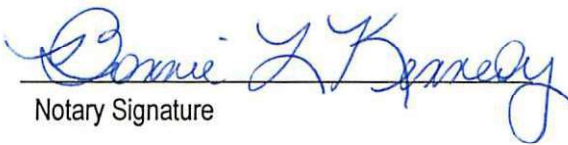
BEFORE ME This day personally appeared **Hugh M. Evans, Jr. as Manager of AITF, L.L.C., the Manager of FM Florida Land Company, LLC, the Manager of FM Millcreek Holding, LLC,** who being duly sworn, deposes and says the following:

I hereby give CONSENT to Redtail DG, Inc. and EDC Inc. to act on my behalf, to submit or have submitted applications and all required material and documents, and to attend and represent us 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 plat, site plan, construction plans, and other related development items for this parcel.

Further Affiant sayeth not.

The foregoing instrument was acknowledged before me this 25 day of May, 2022, by **Hugh M. Evans, Jr. as Manager of AITF, L.L.C., the Manager of FM Florida Land Company, LLC, the Manager of FM Millcreek Holding, LLC** (Name of Person Acknowledging) who is personally known to me or who has produced _____ (type of identification) as identification and who did (did not) take an oath.

FM MILLCREEK HOLDING, LLC, a Florida limited liability company as Manager of FM Florida Land Company LLC, a Florida limited liability company as manager of AITF, LLC, a Florida limited liability company


Notary Signature

Bonnie L Kennedy
Printed Name of Notary

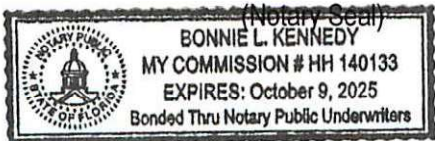
Owner's Signature

Owner's Name FM Millcreek Holding LLC
By: Hugh M. Evans, Jr., Manager

1698 W Hibiscus Blvd., Suite A,
Street Address

Melbourne, Fl 32901
City, State, Zip

321 953-3300 bonnie.fmdc@gmail.com
Telephone / Email



Oct 9, 2025
My commission expires

ALTA NSPS LAND/TITLE SURVEY

PREPARED WITH TITLE REVIEW FOR: SUCHMAN REAL ESTATE GROUP

F & B ENGINEERS & SURVEYORS ENVIRONMENTAL
 UNIT 201
 10280 VILLAGE PARKWAY
 PORT ST. LUCE, FL 34887
 TEL: 772-482-2445
 WWW.F&B-INC.COM

F & B ENGINEERS & SURVEYORS ENVIRONMENTAL
 10280 VILLAGE PARKWAY
 PORT ST. LUCE, FL 34887
 TEL: 772-482-2445
 WWW.F&B-INC.COM

DATE	11/11/2011
SCALE	AS SHOWN
FILE NAME	11111111.dwg
FIELD COPY	
CHKD BY	
DATE	

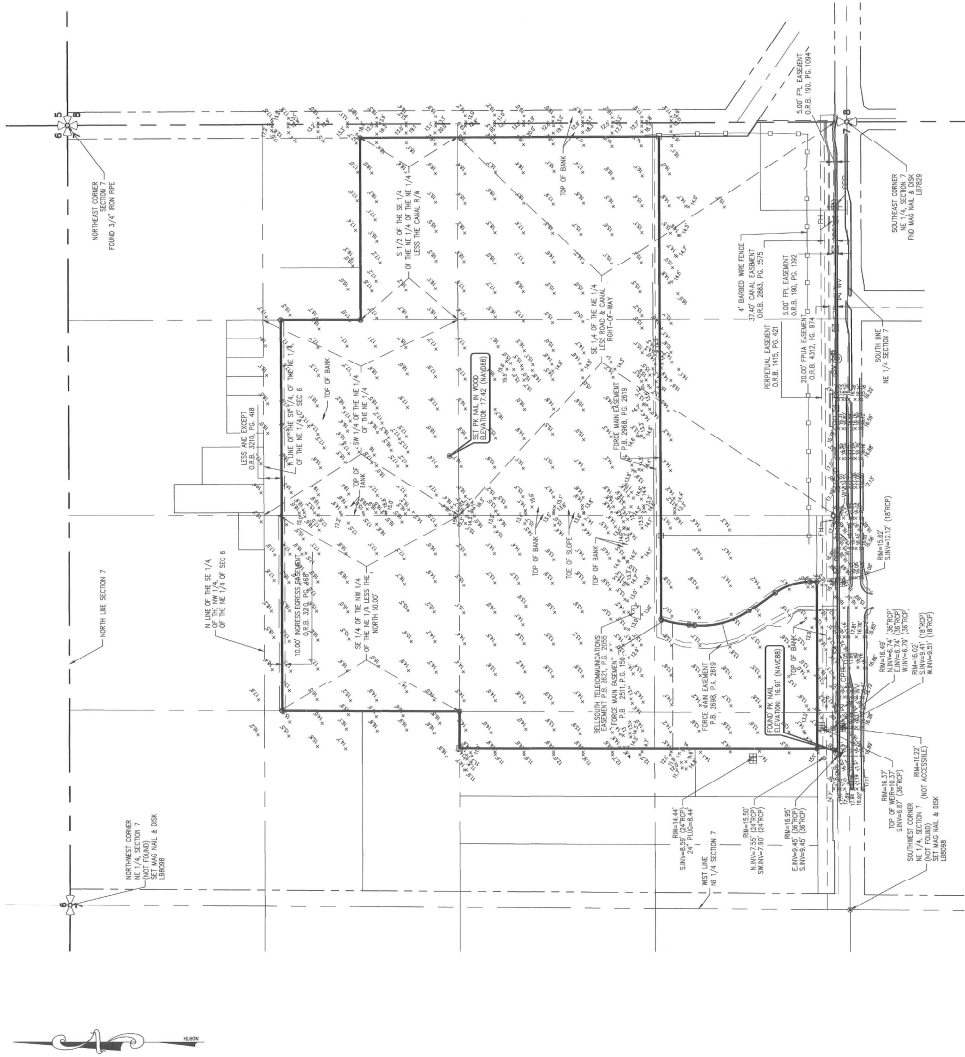
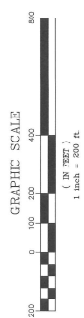
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NO. 2	11/11/2011	11/11/2011	11/11/2011
NO. 3	11/11/2011	11/11/2011	11/11/2011
NO. 4	11/11/2011	11/11/2011	11/11/2011
NO. 5	11/11/2011	11/11/2011	11/11/2011
NO. 6	11/11/2011	11/11/2011	11/11/2011
NO. 7	11/11/2011	11/11/2011	11/11/2011
NO. 8	11/11/2011	11/11/2011	11/11/2011
NO. 9	11/11/2011	11/11/2011	11/11/2011
NO. 10	11/11/2011	11/11/2011	11/11/2011

ALTA NSPS LAND/TITLE SURVEY
 PREPARED WITH TITLE REVIEW FOR:
SUCHMAN REAL ESTATE GROUP
 LAND LYING IN THE NORTHEAST 1/4
 SEC. 07, TOWNSHIP 35 SOUTH, RANGE 40 EAST
 ST. LUCIE COUNTY, FLORIDA

F & B ENGINEERS & SURVEYORS ENVIRONMENTAL
 UNIT 201
 10280 VILLAGE PARKWAY
 PORT ST. LUCE, FL 34887
 TEL: 772-482-2445

21-539

3 OF 3



THIS DOCUMENT IS FOR THE EXCLUSIVE USE OF THE CLIENT AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN CONSENT OF THE F&B ENGINEERS & SURVEYORS ENVIRONMENTAL. THE F&B ENGINEERS & SURVEYORS ENVIRONMENTAL SHALL BE HELD RESPONSIBLE FOR THE ACCURACY OF THE DATA AND THE CORRECTNESS OF THE CALCULATIONS AND CONCLUSIONS THEREON. THE F&B ENGINEERS & SURVEYORS ENVIRONMENTAL SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY OF THE DATA AND THE CORRECTNESS OF THE CALCULATIONS AND CONCLUSIONS THEREON. THE F&B ENGINEERS & SURVEYORS ENVIRONMENTAL SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY OF THE DATA AND THE CORRECTNESS OF THE CALCULATIONS AND CONCLUSIONS THEREON.

BOUNDARY & TOPOGRAPHIC SURVEY

PREPARED WITH TITLE REVIEW FOR: SUCHMAN REAL ESTATE GROUP

ENVIRONMENTAL ENGINEERS & SURVEYORS, INC.
10250 VILLAGE PARKWAY
UNIT 201
PORT ST. LUCIE, FL 34887
877-422-2455
www.eeds-inc.com

DATE: 01/11/2023
SCALE: AS SHOWN
TITLE: BOUNDARY & TOPOGRAPHIC SURVEY
DRAWN BY: J. B. BROWN
CHECKED BY: J. B. BROWN
DATE: 01/11/2023

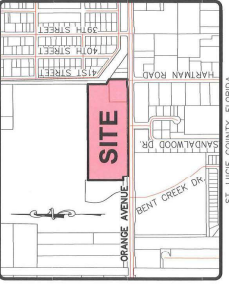
REVISION COMMENTS:
NO REVISIONS
DATE: 01/11/2023

BOUNDARY & TOPOGRAPHIC SURVEY
PREPARED WITH TITLE REVIEW FOR:
SUCHMAN REAL ESTATE GROUP
LAND LYING IN THE NORTHEAST 1/4
SEC. 07, TWP. 35 SOUTH, RGE. 40 EAST

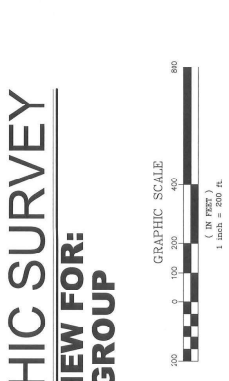
ENVIRONMENTAL ENGINEERS & SURVEYORS, INC.
10250 VILLAGE PARKWAY
PORT ST. LUCIE, FL 34887
877-422-2455

21-414

1 OF 2

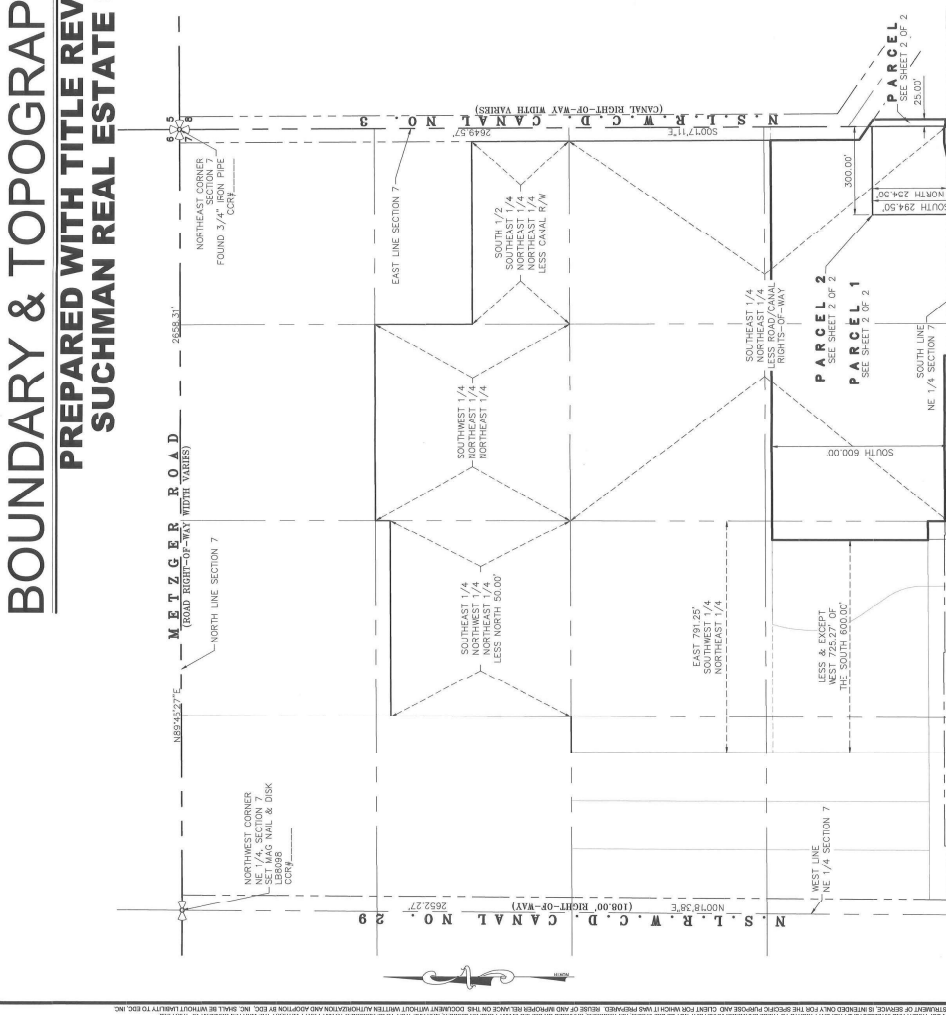


LEGAL DESCRIPTION:
A PARCEL OF LAND LYING IN SECTIONS 7 AND 8, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
THE SOUTH 60.00 FEET OF THE FOLLOWING DESCRIBED PROPERTY:
THE SOUTH 1/2 OF THE SOUTH 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4, AND THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4, AND THE SOUTHWEST 1/4 OF THE SOUTH 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4, AND THE EAST 79.25 FEET OF THE SOUTH 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4, AND THE EAST 79.25 FEET OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4, AND THE EAST 79.25 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, AND THE EAST 79.25 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, ALL IN SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA.
PARCEL 2.
35 SOUTH RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA.
PARCEL 3.
35 SOUTH RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA.



SURVEYORS NOTES AND REPORT:
1. REPRODUCTIONS OF THIS MAP ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL BASED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. THIS SURVEY CANNOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE SURVEYOR. ACCURACY AND/OR SOLUTIONS MADE TO THE SURVEY ARE THE PROPERTY OF THE SURVEYOR.
2. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE COUNTY AND THE RECORDS OF THE STATE TO DETERMINE THE EXISTING RECORDS OF THE SURVEY AND THE RECORDS OF THE SURVEY.
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LIDAR FLIGHT NOTES & ACCURACY REPORT:
1. THIS SITE WAS FLOWN DURING JANUARY 7, 2023 UTILIZING A DJI MATRICE 300 AVIATION.
2. FLIGHT PLANNING WAS PERFORMED WITH DJI PILOT FOR FLIGHT PLANNING AND POST-PROCESSED USING TERRESTRAR BUSINESS CENTER (AND/OR TRIMBLE SURVEY).
3. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE COUNTY AND THE RECORDS OF THE STATE TO DETERMINE THE EXISTING RECORDS OF THE SURVEY AND THE RECORDS OF THE SURVEY.
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ORANGE AVENUE (BEARING BASIS)
2085.95'
SECTION 7 AND SECTION 8 (PARTIAL)

STAB ROAD
SECTION 7 AND SECTION 8 (PARTIAL)

PARCEL 1
SEE SHEET 1 OF 2

PARCEL 2
SEE SHEET 2 OF 2

SECTION 7
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