



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 packets shall include **Warranty Deed** and **Current Survey** (completed within the last 12 months)

- E-mail the complete application packet to planning@cityoffortpierce.com for sufficiency review.
- After sufficiency review one (1) original and two (2) copies of the application and support documents are needed. E-mail planning@cityoffortpierce.com or call 772-467-3737 to schedule an appointment.

1. Address: 314 S Erie Dr, Fort Pierce, FL 34946 & Dakota Way, Fort Pierce, FL 34946

2. Legal description of real property for which annexation is being requested:
 See attachment for legal descriptions.

Property Tax ID: 1433-210-0003-000-9 & 1433-310-0002-000-9

3. Size of described property: 41.63 ACRES

4. Project description: The existing use of the property is for manufactured homes and outdoor storage. The proposed development program includes eight additional manufactured home lots and 33 recreational vehicle parking spaces.


5. Current St. Lucie County Future Land Use Designation: Residential Medium (RM)

6. Current St. Lucie County Zoning: Residential, Mobile Home - 5 (RMH-5)

7. Is this a Historic property? No

8. Appraised value: \$10,607,900

9. Name of Owner(s): Granite Tall Pines, LLC d/b/a Inspire Communities, LLC

Signature of Owner(s): 

Mailing Address: 4742 N 24th St Suite 325

City Phoenix State AZ Zip 85016

Phone 646-991-6950

E-mail: jmauldin@inspirecommunities.com

10. Name of Representative: Rodney Q. Jarvis (Gallagher & Kennedy)

Signature of representative: 

Mailing Address: 2575 E. Camelback Rd, Suite 1100

City) Phoenix State AZ Zip 85016

Phone (602) 717-9979

E-mail: rojjarvis@gmail.com

Legal Description

LOT 1 AND THE EAST 30 FEET OF LOT 2, BLOCK 1-B, SAN LUCIE PLAZA UNIT ONE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 57, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

AND

A TRACT OF LAND LYING IN THE WEST 1/2 OF SECTION 33, TOWNSHIP 34 SOUTH, RANGE 40 EAST, IN FORT PIERCE, FLORIDA, BEING IN ST. LUCIE COUNTY, FLORIDA,

ALL OF THE ABOVE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF LOT 11 OF SAN LUCIE PLAZA SUBDIVISION, ACCORDING THE THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 57 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE NORTH 89°59'42" EAST ALONG THE SOUTH LINE OF BLOCK 1-C OF SAN LUCIE PLAZA UNIT ONE, ACCORDING THE THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 57 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, A DISTANCE OF 391.27 FEET; THENCE NORTH 00°30'16" EAST, A DISTANCE OF 138.01 FEET TO THE SOUTH RIGHT OF WAY LINE OF HUGO ROAD; THENCE SOUTH 89°56'50" EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 80.00 FEET; THENCE SOUTH 00°30'16" WEST, A DISTANCE OF 137.93 FEET TO A POINT LYING ON THE SOUTH LINE OF BLOCK 1-C OF SAN LUCIE PLAZA UNIT ONE; THENCE NORTH 89°59'42" EAST, ALONG THE SOUTH LINE OF BLOCK 1-C OF SAID PLAT, A DISTANCE OF 55.00 FEET; THENCE SOUTH 00°30'16" WEST, A DISTANCE OF 100.00 FEET TO THE SOUTH LINE OF A 100 FOOT CANAL RIGHT OF WAY; THENCE NORTH 89°56'31" EAST, ALONG THE SOUTH LINE OF A 100 FOOT CANAL RIGHT OF WAY, A DISTANCE OF 707.32 FEET TO THE WEST LINE OF A 100 FOOT CANAL RIGHT OF WAY; THENCE SOUTH 00°24'12" WEST, ALONG THE WEST LINE OF A 100 FOOT CANAL RIGHT OF WAY, A DISTANCE OF 1,706.23 FEET TO A POINT LYING ON THE NORTH LINE OF TAYLOR CREEK; THENCE NORTH 65°25'22" WEST, ALONG THE NORTH LINE OF SAID CREEK, A DISTANCE OF 1,339.23 FEET TO A POINT LYING ON THE EAST LINE OF LOT 1E OF SAN LUCIE PLAZA SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 57 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE NORTH 00°07'44" WEST, ALONG THE EAST LINE OF SAID PLAT, A DISTANCE OF 1,248.42 FEET TO THE POINT OF BEGINNING. CONTAINING 1,813,466 SQUARE FEET OR 41.63 ACRES, MORE OR LESS

SHEET LAYOUT DETAIL

SHEET 2 OF 5

SHEET 3 OF 5

SHEET 4 OF 5

SHEET 5 OF 5

PARKING

PARKING SPACE TABLE	
	TOTAL EXISTING
REGULAR	20
HANDICAP	1
TOTAL	21

LINE TABLE	
BOUNDARY	---
TIE LINE	---
LOT LINE	---
BUILDING	---
CENTERLINE	---
RIGHT OF WAY	---
TOP OF BANK	--- 108 --- 108 ---
TOE OF SLOPE	--- 108 --- 108 ---
CENTERLINE OF SWALE	--- 0.5 --- 0.5 ---
OVERHEAD WIRES	--- 0.6 --- 0.6 ---
SANITARY SEWER	--- 0.5 --- 0.5 --- 0.5 --- 0.5 ---

BOUNDARY & TOPOGRAPHICAL SURVEY

SURVEYORS LEGAL DESCRIPTION:

LOT 1 AND THE EAST 30 FEET OF LOT 2, BLOCK 1-B, SAN LUCIE PLAZA UNIT ONE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 57, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

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STREET ADDRESS:
314 S. ERIE DRIVE
FORT PIERCE, FLORIDA

NOTE:
ELEVATIONS BASED ON NATIONAL GEODETIC SURVEY DATA
SHEET DESIGNATION - F 401, PID - AF7489, ST LUCIE COUNTY, FL., ELEVATION OF 32.96 FEET IN NAVD 88 DATUM.

GERMAINE SURVEYING INC.

PROFESSIONAL LAND SURVEYORS
3803 KENILWORTH BOULEVARD, SEBRING, FLORIDA 33870
PHONE: 863-385-8856, FAX: 863-382-4531
EMAIL: INFO@GERMAINESURVEYING.COM
WEBSITE: GERMAINESURVEYING.COM

CLIENT: INSPIRE COMMUNITIES - AZ

JOB NO.: 703-20 SCALE: 1" = 40'
TASK NO.: 004 DRAWN BY: BAM
SURVEY DATE: 5-16-24 CHECK BY: GLG

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THIS DRAWING IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PERFORMED UNDER MY SUPERVISION, IN ACCORDANCE WITH THE STANDARDS OF PRACTICE ESTABLISHED FOR THE PROFESSION OF SURVEYING AND MAPPING AS SET FORTH IN CHAPTER 5, J-17, PURSUANT TO SECTION 472.027 FLORIDA STATUTES, AS ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS, SUBJECT TO EASEMENTS, RIGHTS-OF-WAYS, SETBACK LINES, UNDERGROUND UTILITIES, RESERVATIONS AND RESTRICTIONS OF RECORD.

Gary L. Germaine
GARY L. GERMAINE
FLORIDA PROFESSIONAL LAND SURVEYOR AND MAPPER 05120124
REGISTRATION #3945 DATE

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THIS FLORIDA LICENSED SURVEYOR AND MAPPER OR THE ELECTRONIC SIGNATURE AND/OR ORIGINAL SEAL OF THE LISTED FLORIDA LICENSED SURVEYOR AND MAPPER, THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND SHOULD NOT BE CONSIDERED VALID. LICENSE BUSINESS #6017

GENERAL NOTES:

THIS SURVEY PREPARED FROM LEGAL DESCRIPTION PROVIDED AND IS NOT A CERTIFICATE OF TITLE.

THE FIELD BEARINGS, DISTANCES AND TIES SHOWN HEREON ARE BEING COMPARED TO THE PLATS AND / OR DEEDS BEARINGS AND DISTANCES THEREOF.

SOME FEATURES SHOWN HEREON MAY BE OUT OF SCALE FOR CLARITY.

BEARING SYSTEM BASED ON THE WEST PROPERTY LINE OF SURVEY AS BEING N0°07'44"W.

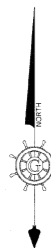
LEGEND OF SYMBOLS & ABBREVIATIONS

S.C.M	SET 4"x4"x24" CONCRETE MONUMENT PSM 3945	FLAG POLE
NGVD 29	NATIONAL GEODETIC VERTICAL DATUM	WATER VALVE
NAVD 88	NORTH AMERICAN VERTICAL DATUM	FIRE HYDRANT
S.N.D.	SET NAIL & DISK STAMPED PSM3945	METER POST
S.I.R.	SET 1/2" X 1/8" IRON ROD & CAP PSM3945	POWER POLE
F.C.M	FOUND 4"x4" CONCRETE MONUMENT	LIGHT POLE
C.B.S.	CONCRETE BLOCK STRUCTURE	GUY WIRE
P.C.C.	POINT OF COMPOUND CURVE	ELECTRIC MANHOLE
P.O.C.	POINT OF COMMENCEMENT	ELECTRIC METER
P.R.C.	POINT OF REVERSE CURVE	ELECTRIC VAULT
(PRO)	PRORATED MEASUREMENT	ELECTRIC BOX
CPP	CORRUGATED PLASTIC PIPE	TRANSFORMER
CMP	CORRUGATED METAL PIPE	AIR CONDITIONER UNIT
RCP	REINFORCE CONCRETE PIPE	TELEPHONE MANHOLE
PVC	POLYVINYL CHLORIDE PIPE	TELEPHONE BOX
B.F.P.	BACK FLOW PREVENTOR	CABLE BOX
(P)	AS RECORDED ON PLAT	TOWER
(D)	AS RECORDED ON DEED	VAULT
(F)	AS MEASURED IN FIELD	WELL
(C)	AS CALCULATED	GREASE TRAP
F.I.R.	FOUND 1/2" IRON ROD	SEWER VALVE
P.O.B.	POINT OF BEGINNING	CLEAN OUT
NO ID	NO IDENTIFICATION	GAS VALVE
P.T.	POINT OF TANGENT	GAS METER
F.N.D.	FOUND NAIL & DISK	HANDICAPPED PARKING
O.R.	OFFICIAL RECORD	MITERED END SECTION
F.I.R.	FOUND IRON ROD	TRAFFIC SIGNAL BOX
F.I.P.	FOUND IRON PIPE	SIGNAL LIGHT POLE
C.L.F.	CHAIN LINK FENCE	SIGNAL LIGHT
CB=	CHORD BEARING=	POINT OF ACCESS
P.C.	POINT OF CURVE	
F.C.	FENCE CORNER	
F.I.P.	FOUND 1/2" PIPE	
R/W	RIGHT OF WAY	
ELEV.=	ELEVATION=	
F.L.	FENCE LINE	
CONC.	CONCRETE	
P.B.	PLAT BOOK	
R=	RADIUS=	
L=	LENGTH=	
D=	DELTA=	
CH=	CHORD=	
SQ.	SQUARE	
FT.	FEET	
PG	PAGE	

THIS SURVEY IS PROTECTED BY COPYRIGHT AND IS CERTIFIED ONLY TO THE PEOPLE LISTED AND THEIR SUCCESSORS OR ASSIGNS ONLY FOR THIS PARTICULAR TRANSACTION. ANY USE OR REPRODUCTION OF THIS SURVEY WITHOUT THE EXPRESS PERMISSION OF THE SURVEYOR IS PROHIBITED. USE OF THIS SURVEY IN ANY SUBSEQUENT TRANSACTIONS IS NOT AUTHORIZED. THE SURVEYOR EXPRESSLY DISCLAIMS ANY CERTIFICATION TO ANY PARTIES IN FUTURE TRANSACTIONS. NO PERSON OTHER THAN THOSE LISTED SHOULD RELY ON THIS SURVEY.

REVISIONS

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2	
3	
4	
5	



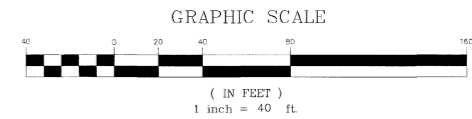
GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft

GERMAINE SURVEYING INC.

PROFESSIONAL LAND SURVEYORS
 3803 KENILWORTH BOULEVARD, SEBRING, FLORIDA 33870
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A PORTION OF THE WEST
 1/2 OF SECTION 33-34-40

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F.L.	FENCE LINE	⊕	
CONC.	CONCRETE	⊕	
P.B.	PLAT BOOK	⊕	
	SIGN (AS NOTED)	⊕	
	MONITORING WELL	⊕	
	FLAG POLE	⊕	
	WATER VALVE	⊕	
	FIRE HYDRANT	⊕	
	BACK FLOW PREVENTOR	⊕	
	WATER METER	⊕	
	STORM DRAIN MANHOLE	⊕	
	STORM DRAIN INLET	⊕	
	SIGNAL LIGHT	⊕	
	POINT OF ACCESS	⊕	
	SIGNAL LIGHT POLE	⊕	

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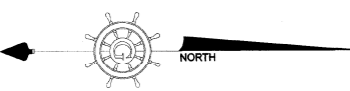
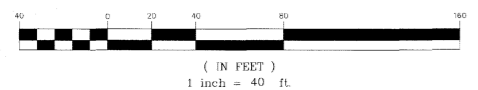
⊕	SIGN (AS NOTED)
⊕	MONITORING WELL
⊕	FLAG POLE
⊕	WATER VALVE
⊕	FIRE HYDRANT
⊕	BACK FLOW PREVENTER
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LINE TABLE

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LOT LINE	---
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CENTERLINE	---
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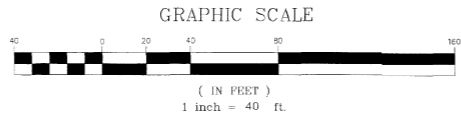
GRAPHIC SCALE



A PORTION OF THE WEST
1/2 OF SECTION 33-34-40

LEGEND OF SYMBOLS & ABBREVIATIONS

S.C.M. NOV 28 NAVD 88 S.N.D. S.I.R. F.C.M. C.B.S. P.C.C. P.O.C. P.R.C. (PRO) C.P.P. C.M.P. R.C.P. P.V.C. B.F.P. (P) (D) (F) (C) F.I.R. P.O.B. NO ID P.T. F.N.D. O.R. F.I.R. C.L.F. C.B. P.C. F.C. F.I.P. R/W ELEV. F.L. CONC. P.B.	SET 4"x4"x24" CONCRETE MONUMENT PSM 3945 NATIONAL GEODETIC VERTICAL DATUM NORTH AMERICAN VERTICAL DATA SET NAIL & DISK STAMPED PSM 3945 SET 1/2"x1/8" IRON ROD & CAP PSM 3945 FOUND 4"x4" CONCRETE MONUMENT CONCRETE BLOCK STRUCTURE POINT OF COMPOUND CURVE POINT OF COMMENCEMENT POINT OF REVERSE CURVE PRORATED MEASUREMENT CORRUGATED PLASTIC PIPE CORRUGATED METAL PIPE REINFORCE CONCRETE PIPE POLYVINYL CHLORIDE PIPE BACK FLOW PREVENTOR AS RECORDED ON PLAT AS RECORDED ON DEED AS MEASURED IN FIELD AS CALCULATED FOUND 1/2" IRON ROD POINT OF BEGINNING NO IDENTIFICATION POINT OF TANGENT FOUND NAIL & DISK OFFICIAL RECORD FOUND IRON ROD FOUND IRON PIPE CHAIN LINK FENCE CHORD BEARING= POINT OF CURVE FENCE CORNER FOUND 1/2" PIPE RIGHT OF WAY ELEVATION= FENCE LINE CONCRETE PLAT BOOK	METER POST POWER POLE LIGHT POLE GUY WIRE ELECTRIC MANHOLE ELECTRIC METER ELECTRIC VAULT ELECTRIC BOX TRANSFORMER AIR CONDITIONER UNIT TELEPHONE MANHOLE TELEPHONE BOX CABLE BOX TOWER VAULT WELL GREASE TRAP SEWER MANHOLE SEWER VALVE CLEAN OUT GAS VALVE GAS METER HANDICAPPED PARKING MITERED END SECTION TRAFFIC SIGNAL BOX SIGN (AS NOTED) MONITORING WELL FLAG POLE WATER VALVE FIRE HYDRANT BACK FLOW PREVENTOR WATER METER STORM DRAIN MANHOLE STORM DRAIN INLET SIGNAL LIGHT POINT OF ACCESS SIGNAL LIGHT POLE
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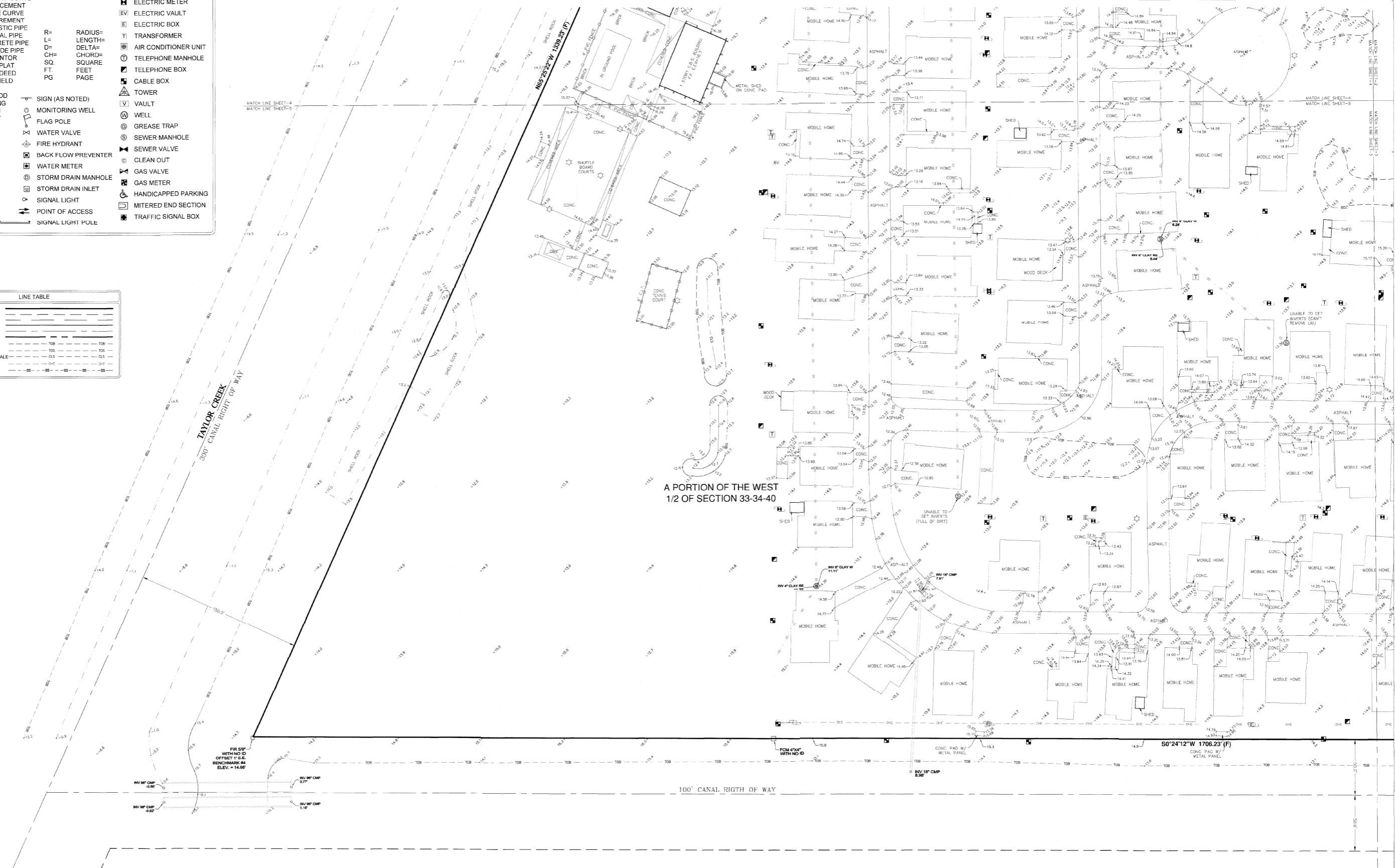
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GERMAINE SURVEYING INC.
PROFESSIONAL LAND SURVEYORS

3803 KENILWORTH BOULEVARD, SEBRING, FLORIDA 33870
PHONE: 863-385-6856, FAX: 863-382-4531
EMAIL: INFO@GERMAINESURVEYING.COM
WEBSITE: GERMAINESURVEYING.COM

LINE TABLE

BOUNDARY	---
THE LINE	---
LOT LINE	---
BUILDING	---
CENTERLINE	---
RIGHT OF WAY	---
TOP OF BANK	---
TOE OF SLOPE	---
CENTERLINE OF SWALE	---
OVERHEAD WIRES	---
SANITARY SEWER	---



A PORTION OF THE WEST
1/2 OF SECTION 33-34-40

This Instrument Was Prepared By:
Rosenberg & Estis, P.C.
733 Third Avenue
New York, NY 10017
Attention: David Horn, Esq.

Record and Return to:
Latham & Watkins LLP
330 North Wabash Avenue, Suite 2800
Chicago, IL 60611
Attention: Rachel Bates, Esq.

Property Appraiser's ID #:
Parcel/ID # 1428-702-0003-000/3;
Parcel/ID # 1433-210-0003-000/9; and
Parcel/ID # 1433-310-0002-000/9.

SPECIAL WARRANTY DEED

24 THIS SPECIAL WARRANTY DEED (this "Deed") is dated and made as of February 24, 2021, by BEDROCK TALL PINES LLC, a Delaware limited liability company ("Grantor"), with an address of c/o Bedrock Communities Mgmt LLC, 650 Fifth Avenue - Suite 1601, New York, New York 10019, to and in favor of GRANITE TALL PINES LLC, a Delaware limited liability company ("Grantee"), with an address of c/o Apollo Global Management, LLC, 9 West 57th Street, 43rd Fl, New York, New York 10019.

WITNESSETH:

Grantor by these presents does hereby grant, bargain, sell and convey unto Grantee, its successors and assigns, to have and to hold in fee simple, forever, the parcel of real property located in St. Lucie County, Florida, that is legally and particularly described in Exhibit A, attached hereto and incorporated herein by this reference (collectively, the "Property"), which Property conveyed hereby includes without limitation all existing improvements and fixtures located on, under or above the Property;

TOGETHER WITH all of Grantor's rights, title and interests in and to the ways, rights, privileges, appurtenances, easements and covenants appurtenant thereto and to any and all public and private streets, roadways, rights of way, any privately owned water and sewer lines serving the Property and any and all easements, covenants, rights of way, benefits, agreements, rights and appurtenances enjoyed by and/or benefitting the Property; and all estate, right, title, interest and claim either at law or in equity or otherwise however, of the Grantor in, to, or out of, the Property; the Grantee to have and to hold the interests in the Property conveyed hereby for the use and benefit of the Grantee, its successors and assigns, forever.

SUBJECT, HOWEVER to (i) the matters set forth more particularly on Exhibit B attached hereto (the "Permitted Exceptions"), (ii) current taxes and assessments not yet due and payable, and (iii) all restrictions, reservations, easements and other matters of record.

Grantor hereby warrants the title to the Property, subject to (i) the Permitted Exceptions, (ii) current taxes and assessments not yet due and payable, and (iii) all restrictions, reservations, easements and other matters of record, and will defend the same against the lawful claims of all persons whomsoever claiming by, through or under Grantor but against none other.

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be duly executed under seal as its free act and deed for the uses and purposes herein contained as of the date first hereinabove written.

WITNESSES:

Patricia D. Cleary
Signature of Witness

Patricia D. Cleary
Printed Name of Witness

Lesh Evans
Signature of Witness

Lesh Evans
Printed Name of Witness

GRANTOR:

BEDROCK TALL PINES LLC,
a Delaware limited liability company

By: Bedrock MHC Partners L.P.,
a Delaware limited partnership,
its sole member

By: Bedrock MHC Partners (GP) LLC,
a Delaware limited liability company,
its general partner

By: Paul Gojkovich III
Name: Paul Gojkovich III
Title: Managing Partner

STATE OF New York

COUNTY OF New York

This instrument was acknowledged before me on the 24th day of February 2021, by PAUL GOJKOVICH III, the Managing Partner of BEDROCK MHC PARTNERS (GP) LLC, a Delaware limited liability company, which is the General Partner of BEDROCK MHC PARTNERS L.P., a Delaware limited partnership, which is the sole member of BEDROCK TALL PINES LLC, a Delaware limited liability company. He/She is personally known to me or produced a New York driver's license as identification.

John J. Franco
Notary Public, State and County Aforesaid

Print Name:

My commission expires:

(NOTARIAL SEAL) **JOHN J. FRANCO**
NOTARY PUBLIC, STATE OF NEW YORK
No. 01FR6411890
Qualified in Nassau County
Commission Expires December 07, 2024

EXHIBIT A

Legal Description

Parcel A: The following three tracts of land identified as Parcels 1, 2 and 3:

Parcel 1:

A tract of land lying in the Southeast Quarter of the Northwest Quarter of Section 33, Township 34 South, Range 40 East, in Fort Pierce, Florida, being in St. Lucie County, Florida, being more particularly described as follows:

For a point of reference, commence at the Center of Section 33, (old Coquina Rock), said point being on the Easterly right-of-way of a canal; thence South 88°33'54" West 100 feet, along the East-West quarter section line to the Westerly right-of-way line of said canal and the Point of Beginning, thence continue along said East-West quarter section line South 88°33'54" West 1223.62 feet to the Easterly boundary line of San Lucie Plaza Unit One, according to the plat thereof as recorded in Plat Book 5, Page 57, of the Public Records of St. Lucie County, Florida; thence North 01°02'45" West along the Easterly boundary of said San Lucie Plaza Unit One, 1343.50 feet; thence North 88°59'30" East along the boundary line of said San Lucie Plaza Unit One 528 feet to the Easterly right-of-way line of Cherokee Avenue; thence South 00°28'45" East along the Southerly projection of said Easterly right-of-way line of Cherokee Avenue (said line being the Westerly right-of-way line of a canal) 100 feet to the Southerly right-of-way line of a canal; thence North 88°59'30" East along said Southerly right-of-way line of said canal 705.47 feet to the Westerly right-of-way line of said canal; thence South 00°37'56" East along the Westerly right-of-way line of said canal 1234.42 feet to the East-West quarter section line, and the Point of Beginning; LESS the portion of the above described property lying within the permanent easement recorded in Official Records Book 169, Page 1588, Public Records of St. Lucie County, Florida, and more particularly described therein.

A tract of land lying in the Northeast Quarter of the Southwest Quarter of Section 33, Township 34 South, Range 40 East, near Ft. Pierce, St. Lucie County, Florida, being more particularly described as follows:

For a point of reference, commence at the center of Section of said Section 33, (Old Coquina Rock) said point being on the Easterly right-of-way line of a canal; thence South 88°33'54" West along the East-West quarter section line 329.90 feet to the Point of Beginning; thence continue along said East-West quarter section line South 88°33'54" West 788.66 feet to the Northerly right-of-way line of a canal, (main canal lateral 20); thence South 66°29'23" East along the Northerly right-of-way line of said canal 864.12 feet; thence North 00°37'56" West (parallel to the North-South quarter section line of said Section 33) 364.48 feet to the East-West quarter section line of said Section 33 and the Point of Beginning.

Parcel 2:

The West 226.09 feet of the East 326.09 feet of the Southwest 1/4 lying North and East of Taylor Creek, Section 33, Township 34 South, Range 40 East, St. Lucie County, Florida.

Parcel 3:

In Section 33, Township 34 South, Range 40 East: From center of Section 33 at a point of the East side of the canal, run South $88^{\circ}33'54''$ West along the East-West quarter section line 326.9 feet to Point of Beginning; thence continue West 3 feet; thence South $00^{\circ}37'56''$ East 364.48 feet; thence East 3 feet; thence North to Point of Beginning.

Parcel B:

Lot 1 and the East 30 feet of Lot 2, Block 1-B, San Lucie Plaza Unit One, according to the plat thereof as recorded in Plat Book 5, Page 57, Public Records of St. Lucie County, Florida.

EXHIBIT B

Permitted Exceptions

1. The standard preprinted exceptions, exclusions, and conditions, including preprinted exclusions contained in the outside and inside of the so-called jacket of the Grantee's Owner's Policy of Title Insurance and rights of possession set forth in the rent roll provided by the Grantor to the Grantee at the closing of the transactions contemplated by this Deed, as tenants only, without any rights of first refusal, rights of first offer, or purchase options, other than the statutory rights of Home Owners Associations and other than the fact that some tenants own the manufactured homes in which they live and others have rights to purchase the manufactured homes in which they live pursuant to written any rent to own contracts.
2. The lien of any unpaid real estate taxes, assessments, water, or sewer rents or charges, or vault charges, for fiscal and other tax years 2021 and following, which are not yet due and payable.
3. Rights of the public and adjoining owners in highways, streets, roads, and lanes bounding or abutting the Property.
4. All present and future zoning, building, and other applicable governmental laws, ordinances, codes, restrictions, and regulations of the municipality in which the Property are located and all other governmental authorities having jurisdiction, and all present or future violations thereof, if any.
5. Reservations in favor of the State of Florida of an undivided one-half of all petroleum and petroleum products, and title to an undivided three-fourths of all other minerals and an easement for State Road Right of Way as set forth and contained in Deed from the Trustees of the Internal Improvement Fund recorded April 17, 1944 in Deed Book 110, Page 324, Public Records of St. Lucie County, Florida. (As to Parcel A)
6. Reservations in favor of the State of Florida of an undivided one-half of all petroleum and petroleum products, and title to an undivided three-fourths of all other minerals and an easement for State Road Right of Way as set forth and contained in Deed recorded July 1, 1946 in Deed Book 126, Page 103, Public Records of St. Lucie County, Florida. (As to Parcel B)
7. Permanent Easement in favor of Fort Pierce Farms Drainage District recorded December 17, 1967 in Official Records Book 169, Page 1588, Public Records of St. Lucie County, Florida, and shown on the survey prepared by Germaine Surveying, Inc. under Job No. 703-20-002, dated October 4, 2020, last revised December 9, 2020 (the "Survey"). (As to Parcel A)
8. Easement in favor of the City of Fort Pierce for the use and benefit of the Fort Pierce Utilities Authority recorded April 19, 1979 in Official Records Book 307, Page 847, Public Records of St. Lucie County, Florida. (As to Parcel B)

9. Board of Adjustment Resolution No. 90-16 Granting a Variance from the previous Section 3.2.400 of the St. Lucie County Land Development Code recorded October 29, 1990 in Official Records Book 713, Page 1446, Public Records of St. Lucie County, Florida. (As to Parcel A)
10. Board of Adjustment Resolution No. 91-05 Granting a Variance recorded February 18, 1991 in Official Records Book 727, Page 157, Public Records of St. Lucie County, Florida. (As to Parcel A)
11. Revocable License Agreement by and between St. Lucie County, a political subdivision of the State of Florida and Tall Pines Mobile Home Community recorded August 2, 1996 in Official Records Book 1028, Page 2069, Public Records of St. Lucie County, Florida. (As to Parcel A)
12. St. Lucie County, Florida Preliminary Assessment Resolution Solid Waste recorded July 23, 2018 in Official Records Book 3541, Page 731, Public Records of St. Lucie County, Florida. (As to all parcels)
13. Any portion of the Property lying waterward of the ordinary high water mark of Taylor Creek or adjacent canal. (As to Parcel A)
14. Any matters shown on the Survey.
15. Multifamily Mortgage, Assignment of Rents and Security Agreement executed by Bedrock Tall Pines LLC, a Delaware limited liability company, Mortgagor, in favor of Walker & Dunlop, LLC, a Delaware limited liability company, Mortgagee, dated September 27, 2017, in the original principal amount of \$7,014,000.00, recorded September 27, 2017 in Official Records Book 4045, Page 1289 and assigned to Federal Home Loan Mortgage Corporation by virtue of the Assignment of Security Instrument recorded September 27, 2017 in Official Records Book 4045, Page 1318 and re-recorded December 12, 2017 in Official Records Book 4074, Page 2020 and further assigned to Citibank, N.A., as Trustee for the Registered Holders of GS Mortgage Securities Corporation II, Multifamily Mortgage Pass-Through Certificates, Series 2017-KF40 by virtue of the Assignment of Multifamily Mortgage, Assignment of Rents and Security Agreement recorded January 2, 2018 in Official Records Book 4081, Page 2238 and further assigned to PNC Bank, National Association, a national banking association by virtue of the Assignment of Security Instrument recorded November 1, 2018 in Official Records Book 4197, Page 2958 and together with the Consolidated Amended and Restated Multifamily Mortgage, Assignment of Leases and Rents, Security Agreement and Fixture Filing executed by Bedrock Tall Pines LLC, a Delaware limited liability company, Mortgagor, in favor of PNC Bank, National Association, a banking association, Mortgagee, dated October 31, 2018, in the original principal amount of \$8,373,000.00, recorded November 1, 2018 in Official Records Book 4197, Page 2963 and assigned to Fannie Mae by virtue of the Assignment of Security Instrument recorded November 1, 2018 in Official Records Book 4197, Page

2990, all of the Public Records of St. Lucie County, Florida, as assumed by Assumption and Release Agreement by and among Bedrock Tall Pines LLC, a Delaware limited liability company, Granite Tall Pines LLC, a Delaware limited liability company, Paul Gojkovich, John R. Barber, and Bedrock MHC Partners L.P., a Delaware limited liability company, and Fannie Mae dated as of the date hereof and to be recorded simultaneously herewith.