

This instrument was prepared by:
Suzanne M. Mayer
Cargill, Incorporated
15407 McGinty Road West, MS-24
Wayzata, MN 55390

After Recording, Return to:
Pre-Cast Specialties, LLC
1380 Northeast 48th Street
Pompano Beach, FL 33064
Attention: Dean Locke

Consideration: \$1,350,000.00
Documentary Stamps Due Upon Recording: \$ _____

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (this "Deed") is made this 27th day of January, 2017, by **CARGILL JUICE NORTH AMERICA, INC.**, a Delaware corporation, f/k/a Cargill Citro-America, Inc., a Delaware corporation, whose address is 15407 McGinty Road West, Wayzata, Minnesota 55391 ("Grantor") to and in favor of **PRE-CAST SPECIALTIES, LLC.**, a Michigan limited liability company, whose address is 1380 Northeast 48th Street, Pompano Beach, Florida 33064 ("Grantee").

WITNESSETH that Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell and convey to Grantee, all that certain land situated in **St. Lucie County, State of Florida** (the "Property"), to-wit:

The real property described on the attached Exhibit "A" incorporated by reference herein.

Property Appraiser's Parcel ID No.: A portion of 2432-122-0001-000-5.

TOGETHER with all the tenements, hereditaments and appurtenances, with every privilege, right, title, interest and estate, dower and right of dower, reversion, remainder and easement thereto belonging or in anywise appertaining to the Property: **TO HAVE AND TO HOLD** the same in fee simple forever.

AND Grantor covenants Grantee, that Grantor is lawfully seized of the Property in fee simple; that the Property is free from all encumbrances, save and except for the matters set forth on Exhibit "B" attached hereto and incorporated herein by reference; and ad valorem real estate taxes and assessments for the current year and subsequent years; and that Grantor has good right and lawful authority to sell and convey the Property; and Grantor does hereby fully warrant the title to the Property, and will defend the same against the lawful claims of all claiming by, under or through Grantor, but against none other.

EXHIBIT "A"Legal Description

A parcel of land lying in Section 32, Township 35 South, Range 40 East, St. Lucie County, Florida, more particularly described as follows:

Commence at the Southwest corner of the Northwest 1/4 of said Section 32; thence North 00°03'46" East, along the West line of said NW 1/4, 53.50 feet; thence South 89°56'27" East, departing said West line, 50.00 feet to the East right-of-way line of Selvitz Road and the North right-of-way line of North St. Lucie Water Control District Canal Number 101; thence continue South 89°56'27" East, along said North right-of-way line, 1223.12 feet to the POINT OF BEGINNING; thence North 00°49'02" East, departing said North right-of-way line, 801.18 feet; thence North 51°03'36" West, 241.52 feet; thence North 00°49'02" East, 235.44 feet; thence South 89°56'27" East, 2869.36 feet; thence South 01°11'00" West, 1199.37 feet to the aforesaid North right-of-way line of Canal Number 101; thence North 89°56'27" West, along said North right-of-way line, 2631.54 feet; thence North 00°03'33" East, 11.00 feet; thence North 89°56'27" West, 40.00 feet to the POINT OF BEGINNING.

EXHIBIT "B"

Permitted Exceptions

1. Real property taxes for the year 2017 and subsequent years.
2. Building and zoning laws, codes and ordinances.
3. Any and all easements, rights-of-way, covenants, restrictions of record, if any, without any intention to re-impose any of the foregoing.

**Cargill Juice North America, Inc.
15407 McGinty Road West
Wayzata, MN**

I hereby certify that I am Assistant Secretary of Cargill Juice North America, Inc., a corporation formed under the laws of the State of Delaware (the "Corporation"); that as such Assistant Secretary, I have custody of certain books and records of said Corporation. I further certify that the following is a true and correct copy of a resolution adopted by the Board of Directors of the Corporation as of January 24, 2017, which resolution is still in full force and effect:

"WHEREAS, It has been deemed desirable by the Board of Directors of the Corporation that the Corporation has entered into a Sale and Purchase of Real Property Agreement effective July 20, 2016, as amended, by and between the Corporation, as seller ("Seller") and Pre-Cast Specialties, LLC, a Michigan limited liability company, with a primary mailing address of 1380 Northeast 48th Street, Pompano Beach, FL 33064, as buyer ("Buyer"), for the sale of certain real property, which real property is further described on Schedule I.1(a) of the Sale and Purchase of Real Property Agreement attached hereto as Exhibit A, for a sale price of **ONE MILLION THREE HUNDRED FIFTY THOUSAND AND NO/100 DOLLARS (\$1,350,000.00)** (the "Agreement"); and

"WHEREAS, the Agreement effective as of July 20, 2016 is hereby ratified and approved.

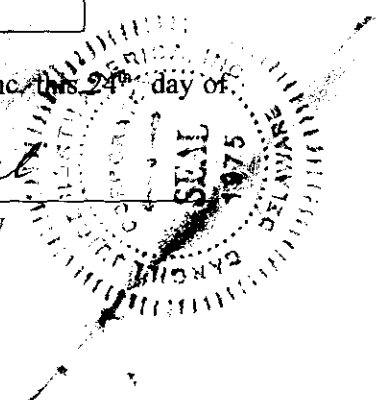
"NOW, THEREFORE, BE IT RESOLVED, that the President of the Corporation is hereby authorized, for and on behalf of the Corporation, to execute the Agreement and all such other ancillary documents as may be necessary to consummate the transaction as contemplated in the Agreement."

I further certify that the specimen signature of the person listed below is a copy of the true and correct signature of such person.

Name	Specimen Signature
Thomas P. Abrahamson	<i>Tom Abrahamson</i>

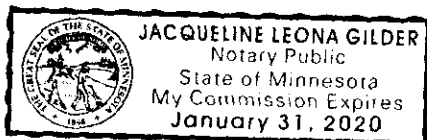
WITNESS MY HAND AND THE SEAL of Cargill Juice North America, Inc. this 24th day of January, 2017.

Lakeeta M. Hill
Assistant Secretary



STATE OF MINNESOTA)
COUNTY OF HENNEPIN)
UNITED STATES OF AMERICA)

On January 24, 2017, Lakeeta M. Hill personally appeared before me, who is personally known to me to be the signer of the above document, and she acknowledged that she signed it.



Jacqueline L. Gilder
Notary Public