

Regarding The Subject Property Located:

2650 Peters Road, Fort Pierce, FL 34945

Parcel ID: 2324-132-0001-000-4


Legal Description

24 35 39 THAT PART OF SW 1/4 OF NE 1/4 LYG WLY OF WLY RD R/W LI OF I-95LESS RD AND CANAL R/W AND LESS AS IN OR 665-1614 AND LESS AS IN OR 7151355- (8.12 AC) (OR 2553-1730)

1. RV DEVELOPMENT, a Florida limited liability company, "Seller", Grants permission to FL ST LUCIE 95, LLC, a Michigan limited liability company, and or assigns, "Buyer", and its representatives, to obtain permits, approvals and/or wetlands permits from the City of Fort Pierce, the County of St. Lucie, and/or South Florida Water Management District for purposes of abating wetland issues, conduct due diligence audit survey of said property.
2. Buyer hereby indemnifies the Seller and agrees to hold the Seller harmless against any loss, claim, cost, damage or expense, including attorneys' fees and court costs, which it may sustain, suffer or incur by reason of any lien, claim or action filed as a result of the work described in numbered paragraph 1 above.
3. Buyer shall, at Buyer's expense, close out all open or expired permits and/or code violations, and complete any work necessary to resolve all issues due to its actions in obtaining permits from the City of Fort Pierce, and or the County of St. Lucie, for the purposes of abating wetland issues, and/or conducting due diligence audit survey of said property.

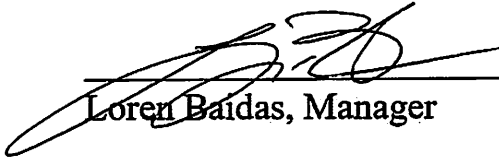
Seller:

RV DEVELOPMENT, a Florida limited liability company

  
\_\_\_\_\_ date 10/26/2024 ✓  
James A. Wynne, III, Manager

Buyer:

FL ST LUCIE 95, LLC, a Michigan limited liability company



Loren Baidas, Manager

date 10/25/24



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

## Detail by Entity Name

Foreign Limited Liability Company  
FL ST LUCIE 95, LLC

### Filing Information

**Document Number** M23000013405  
**FEI/EIN Number** 93-3785356  
**Date Filed** 10/12/2023  
**State** MI  
**Status** ACTIVE

### Principal Address

25000 ASSEMBLY PARK DR  
WIXOM, MI 48393

### Mailing Address

25000 ASSEMBLY PARK DR  
WIXOM, MI 48393

### Registered Agent Name & Address

MASTERS, FRANCES  
1577 WELLS RD  
ORANGE PARK, FL 32073

Address Changed: 03/29/2024

### Authorized Person(s) Detail

#### **Name & Address**

Title MBR

BAIDAS, LOREN  
25000 ASSEMBLY PARK DR  
WIXOM, MI 48393

Title MGR

BAIDAS, ROBERT  
25000 ASSEMBLY PARK DR  
WIXOM, MI 48393

### Annual Reports

<b>Report Year</b>	<b>Filed Date</b>
2024	03/29/2024

**Document Images**

<a href="#">03/29/2024 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">10/12/2023 -- Foreign Limited</a>	<a href="#">View image in PDF format</a>

AGENT OF RECORD LETTER

TO WHOM IT MAY CONCERN:

I, Loren Baidas, Manager of FL St Lucie 95, LLC, hereby designate and appoint the following:

Jordan L. Haggerty, PE, Kimley-Horn and Associates, Inc. the Agent of Record for the purpose of representing us during the Zoning and Development Review and Permitting Process with The City of Fort Pierce, South Florida Water Management District, Florida Department of Transportation, North St Lucie River Water Control District, and Florida Department of Environmental Protection, and other agencies as required pertaining to the project located at 2650 Peters Road, Fort Pierce, FL 34945 and further identified as Parcel number 2324-132-0001-000-4.

The Agent of Record is hereby vested with authority to make any representations, agreement, or promises which are necessary in conjunction with the said application/project. The Agent of Record is also authorized to accept or reject any conditions imposed by any reviewing board or entity.

Date: 12/13/24

[Signature]  
APPLICANT/OWNER

FL St Lucie 95, LLC  
PRINTED NAME OF APPLICANT/OWNER

Jordan L. Haggerty, Kimley-Horn & Associates, Inc.  
PRINTED NAME OF REPRESENTATIVE

1615 S Congress Avenue, Suite 201  
ADDRESS

Delray Beach, FL 33445  
CITY, STATE, ZIP CODE

(561) 270-6983 / Jordan.haggerty@kimley-horn.com  
TELEPHONE NUMBER / EMAIL

STATE OF ~~FLORIDA~~ Michigan  
COUNTY OF Oakland

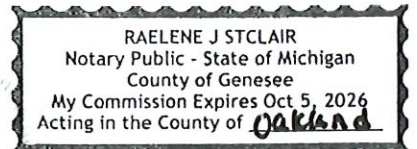
I HEREBY CERTIFY that on this day personally appeared before me, the officer duly qualified to administer oaths and take acknowledgments, to me known to be the person described in and who executed the above and foregoing Agent of Record Letter and who acknowledged before me that they executed the same for the purposes therein expressed.

WITNESS my hand and official seal in the County and State last aforesaid this 13th day of December, 2024.

[Signature]

NOTARY PUBLIC  
State of ~~Florida~~ Michigan

My Commission Expires: 10/05/2026



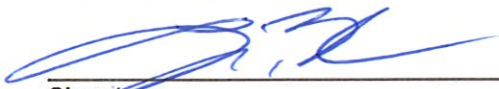
November 25, 2024

City of Fort Pierce  
Kevin Freeman – Director of Planning  
100 N. U.S. Highway 1  
Fort Pierce, FL 34950

FL St Lucie 95, LLC  
Loren Baidas – Manager  
25000 Assembly Park Dr  
Wixom, MI 48393

**RE: General RV Inventory and Display Lot**

Please be advised that Loren Baidas of FL St Lucie 95, LLC hereby authorizes HJA Design Studio, LLC to act as its agent relative to the above referenced project and approval process, and to submit any applications or related materials with respect thereto.

  
\_\_\_\_\_  
Signature  
Manager  
\_\_\_\_\_  
Title

Loren Baidas  
\_\_\_\_\_  
Print Name  
10/13/2024  
\_\_\_\_\_  
Date

**To be filled out by Notary:**

The foregoing instrument was acknowledged before me this 13<sup>th</sup> day of December

2024 by Loren Baidas, as manager of  
(Representative Name) (Title)

FL St Lucie 95, LLC, a Michigan Limited Liability Company, on  
(Company Name) (State)

behalf of the company who is  personally known to me or  has produced proper identification.

  
\_\_\_\_\_  
Signature

Raeleene J St Clair  
\_\_\_\_\_  
Print Name

Notary Public-State of Michigan

My Commission Expires 10/05/2026

**(Notary Seal or Stamp)**

