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Carolyn Timmann, Clerk of the Circuit Court & Comptroller
Rec Fees: $95.00Deed Tax: $653,795.10
CFN#3018281 BK 3376 PG 2547 PAGE 1 of 11

This instrument prepared by or under the supervision of
(and after recording should be returned to):

Seth S. Sheitelman, Esq.
Florida Power & Light Company
700 Universe Boulevard (Law/JB)
Juno Beach, Florida 33408

Parcel I.D. Nos.: 03-40-38-000-000-00050-9; a portion of 07-40-39-000-000-00040-1;
09-40-38-000-000-00030-1; 10-40-38-000-000-00020-1;
11-40-38-000-000-00020-9; 12-40-38-000-000-00050-0;
13-40-38-000-000-00010-7; 14-40-38-000-000-00010-5;
15-40-38-000-000-00010-2; 18-40-39-000-000-00010-4;
22-40-38-000-000-00010-8; 23-40-38-000-000-00010-6;
24-40-38-000-000-00010-4; 25-40-38-000-000-00010-1;
26-40-38-000-000-00010-9; and 27-40-38-000-000-00010-7 (Space Reserved for Clerk of Court)

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made effective as of the 26th day of May, 2023, by Tesoro Groves Limited Partnership, a Delaware limited partnership ("**Grantor**"), whose mailing address is Three Riverway, Suite 1600, Houston, Texas 77056, to Florida Power & Light Company, a Florida corporation ("**Grantee**"), whose mailing address is 700 Universe Boulevard, Juno Beach, Florida 33408, Attention: Corporate Real Estate Department. Wherever used herein, the terms "Grantor" and "Grantee" shall include all of the parties to this instrument and their heirs, personal representatives, and assigns.

W I T N E S S E T H:

GRANTOR, for and in consideration of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained and sold, and by these presents does hereby grant, bargain and sell to Grantee and Grantee's successors and/or assigns forever, the following described land situate and being in Martin County, Florida ("**Property**"), to wit:

SEE ATTACHED EXHIBIT A.

TOGETHER WITH all the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

THIS CONVEYANCE is subject to: (a) taxes and assessments for the year of closing and subsequent years which are not yet due and payable; (b) zoning, restrictions, prohibitions and other requirements imposed by governmental authority, (c) restrictions and matters appearing on the plat or otherwise common to the subdivision, and (d) all covenants, conditions, restrictions, rights of way, limitations, easements and similar matters of record, if any, but this reference shall not operate to reimpose same.

TO HAVE and to hold the same in fee simple forever.

GRANTOR hereby covenants with Grantee that Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property to Grantee; and, that Grantor hereby warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor.

[Signature and acknowledgement appear on following page.]

Certified Copy

IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal as of the day and year first above written.

Signed, sealed and delivered
in the presence of:

Grantor:

Tesoro Groves Limited Partnership, a Delaware limited partnership

By: Tesoro Groves Management, L.L.C., a Delaware limited liability company, its general partner

By: KR Florida Operations, LLC, a Delaware limited liability company, its manager

Sign: Katrina Papetti
Print: Katrina Papetti

Sign: Lori A. Frances
Print: Lori A. Frances

By: M.L. M
Name: MITCHEL A HUTCHCRAFT
Its: VP

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ACKNOWLEDGEMENT

STATE OF TEXAS)
) SS:
COUNTY OF HARRIS)

The foregoing instrument was acknowledged before me, by means of ☑ physical presence or ☐ online notarization, this 22 day of May, 2023, by MITCHEL A. HUTCHCRAFT, as VICE PRESIDENT of KR Florida Operations, LLC, a Delaware limited liability company, as manager of Tesoro Groves Management, L.L.C., a Delaware limited liability company, as general partner of Tesoro Groves Limited Partnership, a Delaware limited partnership, on behalf of the company as manager of the company as general partner of the partnership. He is ☑ personally known to me or ☐ produced _____ as identification.

[NOTARIAL SEAL]

CHEREESA M. WILLIAMS
My Notary ID # 7352134
Expires December 28, 2025

Notary: Chereesa M Williams
Print Name: CHEREESA M WILLIAMS
Notary Public, State of Texas
My commission expires: 12-28-25

EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

DIVISION 1

PARCEL 1:

NOT INCLUDED

PARCEL 2:

ALL OF SECTION 18; ALL OF THE SOUTH ONE-HALF OF SECTION 7, LESS THAT PART OF THE SE 1/4 LYING NORTH OF THE ST. LUCIE CANAL AND LESS THAT PART OF THE NE 1/4 OF SW 1/4 LYING NORTH OF THE ST. LUCIE CANAL, AND LESS THAT PART OF THE NW 1/4 OF THE SW 1/4 LYING NORTH OF THE ST. LUCIE CANAL, ALL IN TOWNSHIP 40 SOUTH, RANGE 39 EAST, MARTIN COUNTY, FLORIDA.

LESS AND EXCEPT

A PARCEL OF LAND LYING IN SECTION 7, TOWNSHIP 40 SOUTH, RANGE 39 EAST, MARTIN COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 7; THENCE NORTH 00°20'02" EAST, ALONG THE EAST LINE OF SAID SECTION 7, A DISTANCE OF 1052.83 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°57'02" WEST, A DISTANCE OF 1292.58 FEET; THENCE NORTH 00°19'46" EAST, A DISTANCE OF 649.50 FEET TO THE INTERSECTION WITH THE SOUTH LINE OF STATE ROAD 76, AS SHOWN ON THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, SECTION 89060-2508, DATED AUGUST 15, 1985 AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 6232.60 FEET, A CHORD WHICH BEARS NORTH 82°40'54" EAST, A CHORD DISTANCE OF 248.16 FEET; THENCE ALONG THE ARC OF SAID CURVE AND SAID SOUTH RIGHT OF WAY LINE THROUGH A CENTRAL ANGLE OF 002°16'53", FOR A DISTANCE OF 248.18 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF THE ST. LUCIE CANAL ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 35 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE SOUTH 82°24'26" EAST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 159.76 FEET TO A POINT OF INTERSECTION WITH THE SOUTHEASTERLY RIGHT OF WAY LINE OF SAID ST. LUCIE CANAL; THENCE NORTH 68°08'13" EAST, ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE A DISTANCE OF 243.31 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF SAID STATE ROAD 76 AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 6232.60 FEET; A CHORD WHICH BEARS NORTH 74°47'13" EAST WITH A CHORD DISTANCE OF 688.09 FEET; THENCE ALONG SAID CURVE, AND SAID SOUTH RIGHT OF WAY LINE, THROUGH

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A CENTRAL ANGLE OF 006°19'43" FOR A DISTANCE OF 688.44 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 7; THENCE SOUTH 00°20'02" WEST, A DISTANCE OF 932.28 FEET TO THE POINT OF BEGINNING.

PARCEL 3:

THAT PART OF SECTION 12 LYING SOUTH OF ST. LUCIE CANAL (LESS ROAD RIGHT-OF-WAY AND LESS THE SOUTH HALF OF THE SE 1/4 OF THE SW 1/4 OF THE NW 1/4, AND THE NORTH HALF OF THE NE 1/4 OF THE NW 1/4 OF THE SW 1/4 OF SAID SECTION 12); ALL OF SECTION 13; ALL OF SECTION 24; AND ALL OF SECTION 25; ALL BEING IN TOWNSHIP 40 SOUTH, RANGE 38 EAST, MARTIN COUNTY, FLORIDA.

LESS AND EXCEPT FROM PARCELS 1, 2 AND 3 ABOVE:

ALL PORTIONS OF THE ABOVE DESCRIBED PROPERTY LYING NORTH OF STATE ROAD 76 AND SOUTHERLY OF THE SOUTH RIGHT-OF-WAY LINE OF THE ST. LUCIE CANAL, EXCEPT AS IS SET FORTH IN EXHIBIT "B" TO WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 786, PAGE 1603, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, WHICH HEREAFTER DESCRIBED PROPERTY IS SPECIFICALLY INCLUDED IN AND MADE A PART OF THE PROPERTY HEREIN CONVEYED, AS FOLLOWS:

PARCEL 4:
A PORTION OF SECTION 12, TOWNSHIP 40 SOUTH, RANGE 38 EAST, AND A PORTION OF SECTION 7, TOWNSHIP 40 SOUTH, RANGE 39 EAST, LYING BETWEEN THE NORTHERLY RIGHT-OF -WAY LINE OF STATE ROAD NO. 76, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 7, PAGE 47 AND SOUTHERLY RIGHT-OF-WAY OF THE ST. LUCIE CANAL, ACCORDING TO THE PLAT, AS RECORDED IN PLAT BOOK 2, PAGE 35, BOTH OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEASTERLY CORNER OF SPILLWAY "E", THENCE RUN S 73 DEGREES 07' 38" E, FOR A DISTANCE OF 402.09 FEET; THENCE RUN S 82 DEGREES 25' 01" E, FOR A DISTANCE OF 4796.70 FEET, (SAID LAST TWO COURSES BEING COINCIDENT WITH THE SAID SOUTHERLY RIGHT-OF-WAY) TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREINAFTER DESCRIBED:

THENCE CONTINUE SOUTH 82 DEGREES 25' 01" E, ALONG THE LAST DESCRIBED COURSE, FOR A DISTANCE OF 335.86 FEET; THENCE RUN S 07 DEGREES 34' 59" W, FOR A DISTANCE OF 133.00 FEET; THENCE RUN N 82 DEGREES 25' 01" W ALONG THE SAID NORTHERLY RIGHT-OF-WAY, FOR A DISTANCE OF 335.86 FEET; THENCE RUN N 07 DEGREES 34' 59" E, FOR A DISTANCE OF 133.00 FEET TO THE POINT OF BEGINNING.

DIVISION 2

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PARCEL 1:

ALL THAT PART LYING SOUTH OF THE ST. LUCIE CANAL OF SECTION 10 AND SECTION 11, THE EAST 1/2 OF THE EAST 1/2 OF THE EAST 1/2 OF SECTION 9, AND THAT PART OF THE SW 1/4 OF SECTION 3, EXTENDING EASTWARD ALONG THE SOUTH BOUNDARY, NOT TO EXCEED 2640 FEET. ALL OF SECTIONS 14, 15, 22, 23, 26 AND 27, ALL IN TOWNSHIP 40 SOUTH, RANGE 38 EAST, MARTIN COUNTY, FLORIDA.
LESS AND EXCEPT ALL PORTIONS OF THE ABOVE DESCRIBED PROPERTY LYING NORTH OF THE SOUTHERLY LINE OF STATE ROAD 76 AND SOUTHERLY OF THE SOUTH RIGHT-OF-WAY LINE OF THE ST. LUCIE CANAL, EXCEPT AS SET FORTH IN EXHIBIT "B" TO WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 786, PAGE 1600, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, WHICH HEREAFTER DESCRIBED PROPERTY IS SPECIFICALLY INCLUDED IN AND MADE A PART OF THE PROPERTY HEREIN CONVEYED, AS FOLLOWS:

PORTIONS OF SECTIONS 10 AND 11, TOWNSHIP 40 SOUTH, RANGE 38 EAST, LYING BETWEEN THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 76 ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 7, PAGE 47 AND THE SOUTHERLY RIGHT-OF-WAY OF THE ST. LUCIE CANAL, ACCORDING TO THE PLAT, AS RECORDED IN PLAT BOOK 2, PAGE 35, BOTH OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEASTERLY CORNER OF SPILLWAY "D", AS SHOWN ON SHEET 3, OF THE AFORESAID PLAT OF THE ST. LUCIE CANAL; THENCE RUN S 73 DEGREES 07' 38" E, ALONG THE SAID SOUTHERLY RIGHT-OF-WAY, FOR A DISTANCE OF 430.06 FEET; THENCE RUN S 16 DEGREES 52' 22" W FOR A DISTANCE OF 133.00 FEET; THENCE RUN N 73 DEGREES 07' 38" W ALONG SAID NORTHERLY RIGHT-OF-WAY, FOR A DISTANCE OF 430.06 FEET; THENCE RUN N 16 DEGREES 52' 22" E ALONG THE SOUTHEASTERLY LINE OF SAID SPILLWAY "D", FOR A DISTANCE OF 133.00 FEET TO THE POINT OF BEGINNING.

FURTHER LESS AND EXCEPT PARCEL CONVEYED TO FLORIDA POWER & LIGHT CO. BY WARRANTY DEED FROM GEORGE P. CAULKINS, JR. AND ELEANOR NEWMAN CAULKINS, HIS WIFE, DATED JULY 6, 1973, RECORDED IN OFFICIAL RECORDS BOOK 360, PAGE 1533, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, AS FOLLOWS:

THE EAST 1/4 OF THE EAST 1/2, LESS THE EAST 40 FEET THEREOF, OF SECTION 9, TOWNSHIP 40 SOUTH, RANGE 38 EAST, MARTIN COUNTY, FLORIDA.

PARCEL 2:

PORTIONS OF SECTION 10 AND 11, TOWNSHIP 40 SOUTH, RANGE 38 EAST, LYING BETWEEN THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 76, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 7 AT PAGE 47

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AND THE SOUTHERLY RIGHT-OF-WAY OF THE ST. LUCIE CANAL, ACCORDING TO THE PLAT, AS RECORDED IN PLAT BOOK 2 AT PAGE 35, BOTH OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEASTERLY CORNER OF SPILLWAY "D", AS SHOWN ON SHEET 3, OF THE AFORESAID PLAT OF THE ST. LUCIE CANAL; THENCE RUN SOUTH 73 DEGREES 07 MINUTES 38 SECONDS EAST, ALONG THE SAID SOUTHERLY RIGHT-OF-WAY, FOR A DISTANCE OF 430.06 FEET: THENCE RUN SOUTH 16 DEGREES 52 MINUTES 22 SECONDS WEST, FOR A DISTANCE OF 133.00 FEET; THENCE RUN NORTH 73 DEGREES 07 MINUTES 38 SECONDS WEST, ALONG THE SAID NORTHERLY RIGHT-OF-WAY, FOR A DISTANCE OF 430.06 FEET; THENCE RUN NORTH 16 DEGREES 52 MINUTES 22 SECONDS EAST, ALONG THE SOUTHEASTERLY LINE OF SAID SPILLWAY "D", FOR A DISTANCE OF 133.00 FEET TO THE POINT OF BEGINNING.

PARCEL 3:

THE EAST QUARTER (E 1/4) OF THE EAST ONE-HALF (E 1/2), LESS THE EAST 40 FEET THEREOF OF SECTION 9, TOWNSHIP 40 SOUTH, RANGE 38 EAST, MARTIN COUNTY, FLORIDA.

THE ABOVE DIVISION 1 AND DIVISION 2 PARCELS ARE ALSO DESCRIBED AS:
A PARCEL OF LAND LYING WITHIN SECTIONS 7 AND 18, TOWNSHIP 40 SOUTH, RANGE 39 EAST AND SECTION 3; SECTIONS 9 THROUGH 15, AND SECTIONS 22 THROUGH 27, TOWNSHIP 40 SOUTH, RANGE 38 EAST. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT A POINT ON THE SOUTH RIGHT OF WAY LINE OF STATE ROAD 76 AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 89060-2101, A 100 FOOT RIGHT-OF-WAY AS LAID OUT AND IN USE, ALSO KNOWN AS SW KANNER HIGHWAY THAT INTERSECTS THE EAST LINE OF SAID SECTION 9; THENCE NORTH 79°19'55" EAST, ALONG THE SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 1276.15 FEET TO THE INTERSECTION WITH THE NORTH LINE OF SAID SECTION 10, BEING ALSO THE SOUTH LINE OF SECTION 3, TOWNSHIP 40 SOUTH, RANGE 38 EAST, MARTIN COUNTY FLORIDA; THENCE CONTINUE NORTH 79°19'55" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 136.80 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 3770.33 FEET; THENCE ALONG THE ARC OF SAID CURVE, AND SAID SOUTH RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 19°06'47" FOR A DISTANCE OF 1257.72 FEET TO THE INTERSECTION WITH A LINE THAT IS 15.13' WEST OF AND PARALLEL WITH THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 3; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, SOUTH 00°39'18" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 43.10 FEET TO A POINT IN THE SOUTH LINE OF SAID SECTION 3 SAID POINT IS SOUTH 89°43'51" WEST, A DISTANCE OF 2640 FEET, AS MEASURED ALONG SAID SOUTH LINE, FROM THE SOUTHWEST CORNER OF SAID SECTION 3; THENCE NORTH 89°43'51" EAST, ALONG

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THE SOUTH LINE OF SAID SECTION 3, BEING ALSO THE NORTH LINE OF SAID SECTION 10, A DISTANCE OF 232.99 FEET TO THE INTERSECTION WITH SAID SOUTH RIGHT-OF-WAY LINE OF SW KANNER HIGHWAY AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 3770.33 FEET, A CHORD WHICH BEARS SOUTH 75°30'59" EAST, WITH A CHORD DISTANCE OF 322.03 FEET; THENCE ALONG THE ARC OF SAID CURVE AND SAID SOUTH RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF 4°53'43" FOR A DISTANCE OF 322.13 FEET; THENCE SOUTH 73°07'29" EAST, ALONG THE SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 1390.76 FEET TO THE WESTERLY LINE OF SPILLWAY "D" AS SHOWN ON THE DEPARTMENT OF THE ARMY, OKEECHOBEE WATERWAY, FLORIDA ST. LUCIE CANAL PORTION, SURVEY FOR LOCATION OF RIGHTS-OF-WAY SHEET 3 OF 53, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE 84 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA ; THENCE SOUTH 16°52'31" WEST, ALONG SAID WESTERLY LINE, A DISTANCE OF 167.00 FEET TO THE SOUTHWEST CORNER OF SAID SPILLWAY "D"; THENCE SOUTH 73°07'29" EAST, ALONG THE SOUTHERLY LINE OF SPILLWAY "D", A DISTANCE OF 600.00 FEET TO THE SOUTHEAST CORNER OF SAID SPILLWAY "D"; THENCE NORTH 16°52'31" EAST, ALONG THE EASTERLY LINE OF SAID SPILLWAY "D", A DISTANCE OF 167.00 FEET TO THE INTERSECTION WITH SAID SOUTH RIGHT-OF-WAY LINE OF SW KANNER HIGHWAY; THENCE SOUTH 73°07'29" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 5388.76 FEET TO THE INTERSECTION WITH THE WESTERLY LINE OF SPILLWAY "E", AS RECORDED IN SAID PLAT BOOK 10, PAGE 84 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE SOUTH 16°52'31" WEST, ALONG SAID WESTERLY LINE, A DISTANCE OF 167.00 FEET TO THE SOUTHWEST CORNER OF SAID SPILLWAY "E"; THENCE SOUTH 73°07'29" EAST, ALONG THE SOUTHERLY LINE OF SPILLWAY "E", A DISTANCE OF 400.00 FEET TO THE SOUTHEAST CORNER OF SPILLWAY "E"; THENCE NORTH 16°52'31" EAST, ALONG THE EASTERLY LINE OF SPILLWAY "E", A DISTANCE OF 167.33 FEET TO THE INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID SW KANNER HIGHWAY AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 5977.15 FEET, THE CHORD OF WHICH BEARS SOUTH 77°03'22" EAST, WITH A CHORD DISTANCE OF 694.48 FEET; THENCE ALONG THE ARC OF SAID CURVE AND SAID RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 6°39'39", FOR A DISTANCE OF 694.87 FEET TO THE INTERSECTION OF THE WEST LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2899, PAGE 401 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE SOUTH 00°25'18" EAST, COINCIDENT WITH SAID WEST LINE, A DISTANCE OF 457.41 FEET TO THE SOUTHWEST CORNER OF SAID DESCRIBED LANDS; THENCE NORTH 89°08'37" EAST, COINCIDENT WITH THE SOUTH LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 2899, PAGE 401 AND OFFICIAL RECORDS BOOK 2912, PAGE 2786, A DISTANCE OF 678.81 FEET TO THE SOUTHEAST CORNER OF THOSE LANDS DESCRIBED ON OFFICIAL RECORDS BOOK 2912, PAGE 2786; THENCE NORTH 00°13'17" WEST, COINCIDENT ALONG THE EAST LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2912, PAGE 2786, A DISTANCE OF 352.74 FEET TO THE INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID SW KANNER HIGHWAY; THENCE SOUTH 82°24'15" EAST, ALONG SAID SOUTH RIGHT-

OF-WAY LINE, A DISTANCE OF 3629.28 FEET TO A POINT OF INTERSECTION; THENCE SOUTH 82°24'26" EAST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 2339.97 FEET TO THE INTERSECTION WITH THE WEST LINE OF SPILLWAY "F", AS RECORDED IN SAID PLAT BOOK 10, PAGE 84 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE SOUTH 07°35'34" WEST, ALONG SAID WESTERLY LINE, A DISTANCE OF 167.00 FEET TO THE SOUTHWEST CORNER OF SAID SPILLWAY "F"; THENCE SOUTH 82°24'26" EAST, ALONG THE SOUTH LINE OF SAID SPILLWAY "F", A DISTANCE OF 400.00 FEET TO THE SOUTHEAST CORNER OF SAID SPILLWAY "F", THENCE NORTH 07°35'34" EAST, ALONG THE EAST LINE OF SPILLWAY "F", A DISTANCE OF 157.00 FEET TO THE INTERSECTION WITH SAID SOUTH RIGHT-OF-WAY LINE OF SAID SW KANNER HIGHWAY; THENCE SOUTH 82°24'26" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 237.76 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 6232.60 FEET, A CHORD WHICH BEARS SOUTH 86°59'15" EAST, WITH A CHORD DISTANCE OF 995.34 FEET; THENCE ALONG THE ARC OF SAID CURVE AND SAID SOUTH RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 9°09'35", FOR A DISTANCE OF 996.40 FEET TO THE INTERSECTION WITH THE WEST LINE OF A PARCEL OF LAND DESCRIBED AS DIVISION 1, PARCEL 1, AS RECORDED IN OFFICIAL RECORDS BOOK 1580, PAGE 1309 IN THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE SOUTH 00°19'46" WEST, ALONG SAID WEST LINE, A DISTANCE OF 483.92 FEET TO THE SOUTHWEST CORNER OF SAID DESCRIBED PARCEL; THENCE SOUTH 89°40'18" EAST, ALONG THE SOUTH LINE OF SAID DESCRIBED PARCEL, A DISTANCE OF 500.00 FEET TO THE SOUTHEAST CORNER OF SAID DESCRIBED PARCEL; THENCE SOUTH 00°19'46" WEST, ALONG THE SOUTH PROLONGATION OF THE EAST LINE OF SAID DESCRIBED PARCEL, A DISTANCE OF 128.85 FEET; THENCE SOUTH 89°57'02" EAST, A DISTANCE OF 1292.58 FEET TO THE INTERSECTION WITH THE EAST LINE OF SECTION 7, TOWNSHIP 40 SOUTH, RANGE 39 EAST; THENCE SOUTH 00°20'02" WEST, ALONG SAID EAST LINE, A DISTANCE OF 1052.83 FEET TO THE SOUTHEAST SECTION CORNER OF SAID SECTION 7 AND BEING ALSO THE NORTHEAST CORNER OF SECTION 18, TOWNSHIP 40 SOUTH, RANGE 39 EAST; THENCE SOUTH 00°13'37" WEST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER (1/4) OF SAID SECTION 18, A DISTANCE OF 2678.73 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 18; THENCE SOUTH 00°13'32" WEST, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER, A DISTANCE OF 2679.04 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 18; THENCE NORTH 89°23'26" WEST, ALONG THE SOUTH LINE OF SAID SECTION 18, A DISTANCE OF 5197.01 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 18, BEING ALSO THE NORTHEAST CORNER OF SECTION 24, TOWNSHIP 40 SOUTH, RANGE 38 EAST; THENCE SOUTH 00°00'48" EAST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 24, A DISTANCE OF 2643.41 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 24; THENCE SOUTH 00°00'37" EAST, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 24, A DISTANCE OF 2643.41 FEET TO THE SOUTHEAST CORNER OF SECTION 24, BEING ALSO THE NORTHEAST CORNER OF SECTION 25, TOWNSHIP 40 SOUTH, RANGE 38 EAST; THENCE SOUTH 00°37'32" WEST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 25, A DISTANCE OF 2653.00 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 25; THENCE SOUTH 00°37'54" WEST, ALONG

THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 25, A DISTANCE OF 2652.45 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 25; THENCE SOUTH 89°23'59" WEST, ALONG THE SOUTH LINE OF SAID SECTION 25, A DISTANCE OF 5309.73 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 25, BEING ALSO THE SOUTHEAST CORNER OF SECTION 26, TOWNSHIP 40 SOUTH, RANGE 38 EAST; THENCE SOUTH 89°48'33" WEST, ALONG THE SOUTH LINE OF SAID SECTION 26, A DISTANCE OF 5311.60 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 26, BEING ALSO THE SOUTHEAST CORNER OF SECTION 27, TOWNSHIP 40 SOUTH, RANGE 38 EAST, MARTIN COUNTY , FLORIDA; THENCE SOUTH 89°36'28" WEST, ALONG THE SOUTH LINE OF SAID SECTION 27, A DISTANCE OF 5300.26 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 27; THENCE NORTH 00°19'09" WEST, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 27, A DISTANCE 2636.48 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 27; THENCE NORTH 00°19'27" WEST, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 27, A DISTANCE OF 2636.60 FEET TO THE NORTHWEST CORNER OF SAID SECTION 27, BEING ALSO THE SOUTHWEST CORNER OF SECTION 22, TOWNSHIP 40 SOUTH, RANGE 38 EAST; THENCE NORTH 00°19'56" WEST, ALONG THE WEST LINE OF SAID SECTION 22, A DISTANCE OF 5319.39 FEET TO THE NORTHWEST CORNER OF SAID SECTION 22, BEING ALSO THE SOUTHWEST CORNER OF SECTION 15, TOWNSHIP 40 SOUTH, RANGE 38 EAST; THENCE NORTH 00°31'20" WEST, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 15, A DISTANCE OF 2657.77 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 15; THENCE NORTH 00°31'08" WEST, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 15, A DISTANCE OF 2656.26 FEET TO THE NORTHWEST CORNER OF SAID SECTION 15, BEING ALSO THE SOUTHEAST CORNER OF SECTION 9, TOWNSHIP 40 SOUTH, RANGE 40 EAST, THENCE NORTH 89°35'56" EAST, ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 9, A DISTANCE OF 661.84 FEET TO THE INTERSECTION OF THE WEST LINE OF THE EAST QUARTER OF THE EAST HALF OF SAID SECTION 9; THENCE NORTH 00°07'11" WEST, ALONG SAID WEST LINE, A DISTANCE OF 4926.81 FEET TO THE INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID SW KANNER HIGHWAY; THENCE NORTH 79°19'55" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 20.79 FEET TO THE INTERSECTION OF THE WEST LINE OF SPILLWAY "C" AS RECORDED IN SAID PLAT BOOK 10, PAGE 84, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE SOUTH 10°40'05" EAST, ALONG SAID WEST LINE, A DISTANCE OF 167.00 FEET TO THE SOUTHWEST CORNER OF SAID SPILLWAY "C"; THENCE NORTH 79°19'55" EAST, ALONG THE SOUTH LINE OF SAID SPILLWAY "C", A DISTANCE OF 400.19 FEET TO THE SOUTHEAST CORNER OF SAID SPILLWAY "C"; THENCE NORTH 10°40'05" WEST, ALONG THE EAST LINE OF SAID SPILLWAY "C", A DISTANCE OF 167.00 FEET TO THE INTERSECTION OF THE SAID SOUTH RIGHT-OF-WAY LINE OF SW KANNER HIGHWAY; THENCE NORTH 79°19'55" EAST, ALONG SAID SOUTH RIGHT-OF-WAY, A DISTANCE OF 256.57 FEET TO THE EAST LINE OF SAID SECTION 9, BEING ALSO THE WEST LINE OF SAID SECTION 10 AND THE POINT OF BEGINNING.

TOGETHER WITH

A PARCEL OF LAND LYING IN SECTION 9 TOWNSHIP 40 SOUTH, RANGE 38 EAST, MARTIN COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF SECTION 9, TOWNSHIP 40 SOUTH, RANGE 38 EAST, BEING ALSO THE NORTHWEST CORNER OF SECTION 10, SAID CORNER BEING MARKED BY A 4" X 4" CONCRETE MONUMENT AS SHOWN ON CERTIFIED CORNER RECORD NUMBER 092879; THENCE SOUTH 00°04'04" EAST, ALONG THE EAST LINE OF SAID SECTION 9, A DISTANCE OF 128.61 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD 76 AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 89060-2101, BEING A 100 FOOT RIGHT-OF-WAY AS LAID OUT AND IN USE, ALSO KNOWN AS SW KANNER HIGHWAY; THENCE SOUTH 79°19'55" WEST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 275.28 FEET TO THE INTERSECTION WITH THE EAST LINE OF SPILLWAY "C", ST. LUCIE CANAL, AS RECORDED IN PLAT BOOK 10, PAGE 84, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE NORTH 10°40'05" WEST, ALONG SAID EAST LINE, A DISTANCE OF 133.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF SAID ST. LUCIE CANAL; THENCE NORTH 79°19'55" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 263.75 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 9; THENCE NORTH 89°56'02" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 35.80 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH

A PARCEL OF LAND LYING IN SECTION 10 AND SECTION 11, TOWNSHIP 40 SOUTH, RANGE 38 EAST, MARTIN COUNTY, FLORIDA, LYING BETWEEN THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 76 AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 89060-2101, BEING A 100 FOOT RIGHT-OF-WAY AS LAID OUT AND IN USE, ALSO KNOWN AS SW KANNER HIGHWAY; AND THE SOUTHERLY RIGHT-OF-WAY OF THE ST. LUCIE CANAL, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE 84, BOTH OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEASTERLY CORNER OF SPILLWAY "D" AS SHOWN ON SAID PLAT OF THE ST. LUCIE CANAL; THENCE SOUTH 73°07'29" EAST, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID ST. LUCIE CANAL; THENCE SOUTH 16°52'31" WEST, A DISTANCE OF 133.00' TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID STATE ROAD 76; THENCE NORTH 73°07'29" WEST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 430.06 FEET TO A POINT ON THE EASTERLY LINE OF SAID SPILLWAY "D"; THENCE NORTH 16°52'31" EAST, ALONG SAID EASTERLY LINE, A DISTANCE OF 133.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH

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A PARCEL OF LAND LYING IN A PORTION OF SECTION 12, TOWNSHIP 40 SOUTH, RANGE 38 EAST AND SECTION 7, TOWNSHIP 40 SOUTH, RANGE 39 EAST, MARTIN COUNTY, FLORIDA LYING BETWEEN THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 76 AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 89060-2101, BEING A 100 FOOT RIGHT-OF-WAY AS LAID OUT AND IN USE, ALSO KNOWN AS SW KANNER HIGHWAY AND THE SOUTHERLY RIGHT-OF-WAY OF THE ST. LUCIE CANAL, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE 84, BOTH OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEASTERLY CORNER OF SPILLWAY "E" AS SHOWN ON SAID PLAT OF ST. LUCIE CANAL; THENCE SOUTH 73°07'29" EAST, ALONG SOUTH RIGHT-OF-WAY LINE OF SAID ST. LUCIE CANAL, A DISTANCE OF 403.49 FEET; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE SOUTH 82°24'15" EAST, A DISTANCE OF 4572.39 FEET; THENCE SOUTH 82°24'26" EAST, A DISTANCE OF 220.84 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 82°24'26" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 335.86 FEET; THENCE SOUTH 07°35'34" WEST, A DISTANCE OF 133.00 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF SAID STATE ROAD 76; THENCE NORTH 82°24'26" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 335.86 FEET; THENCE NORTH 07°35'34" EAST, A DISTANCE OF 133.00 FEET TO THE POINT OF BEGINNING.

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