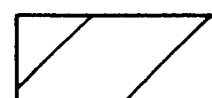


LEGAL DESCRIPTION AND DEED EXHIBIT PORTION OF C-23 CANAL

(SEE SURVEYOR'S REPORT: DEED REVIEW ON SHEET 2)

LEGAL DESCRIPTION

(SEE NOTE #1, SHEET 1)



FROM FCD #434, SPECIAL WARRANTY DEED RECORDED IN DEED BOOK 52, PAGE 119 AND DEED BOOK 166, PAGE 168, ST. LUCIE COUNTY, FLORIDA:

A RIGHT-OF-WAY FOR THE MARTIN-ST. LUCIE COUNTY LINE CANAL, ALSO KNOWN AS CANAL C-23, ONE OF THE WORKS OF THE PLAN OF FLOOD CONTROL FOR CENTRAL AND SOUTHERN FLORIDA.

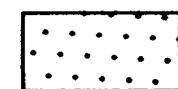
BEGIN AT THE SOUTHWEST CORNER OF SECTION 31, TOWNSHIP 37 SOUTH, RANGE 39 EAST; THENCE RUN NORTHERLY ALONG THE WEST LINE OF SAID SECTION 31, 309 FEET; THENCE RUN EASTERLY ACROSS SECTIONS 31, 32, 33 AND 34, TOWNSHIP 37 SOUTH, RANGE 39 EAST TO A POINT IN THE EAST LINE OF SAID SECTION 34, 152 FEET NORTH OF THE SOUTHEAST CORNER THEREOF; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID SECTION 34 TO THE SOUTHEAST CORNER THEREOF; THENCE CONTINUE SOUTHERLY ALONG THE EAST LINE OF SECTION 3, TOWNSHIP 38 SOUTH, RANGE 39 EAST, 248 FEET; THENCE RUN WESTERLY ACROSS SECTION 3, 4, 5 AND 6, TOWNSHIP 38 SOUTH, RANGE 39 EAST TO A POINT IN THE WEST LINE OF SAID SECTION 6, 91 FEET SOUTH OF THE NORTHWEST CORNER THEREOF; THENCE NORTHERLY ALONG THE WEST LINE OF SAID SECTION 6 TO THE SOUTHWEST CORNER OF SECTION 31, TOWNSHIP 37 SOUTH, RANGE 39 EAST, BEING THE POINT OR PLACE OF BEGINNING.



FROM FCD #413, WARRANTY DEED RECORDED IN DEED BOOK 165, PAGE 361, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

A RIGHT-OF-WAY FOR THE MARTIN-ST. LUCIE COUNTY LINE CANAL, ALSO KNOWN AS CANAL C-23, ONE OF THE WORKS OF THE PLAN OF FLOOD CONTROL FOR CENTRAL AND SOUTHERN FLORIDA.

BEGIN AT THE SOUTHWEST CORNER OF SECTION 35, TOWNSHIP 37 SOUTH, RANGE 39 EAST; THENCE RUN NORTHERLY ALONG THE WEST LINE OF THE SAID SECTION 35, 152 FEET; THENCE RUN EASTERLY ACROSS SAID SECTION 35 TO A POINT IN THE EAST LINE OF SAID SECTION 35, 113 FEET NORTH OF THE SOUTHEAST CORNER THEREOF; THENCE RUN SOUTHERLY ALONG THE EAST LINE OF SAID SECTION 35, TO THE SOUTHEAST CORNER THEREOF; THENCE RUN WESTERLY ALONG THE SOUTH LINE OF THE SAID SECTION 35, TO THE POINT OR PLACE OF BEGINNING.



FROM FCD #429B, WARRANTY DEED RECORDED IN DEED BOOK 165, PG. 599, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

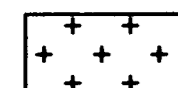
A RIGHT-OF-WAY FOR THE MARTIN-ST. LUCIE COUNTY LINE CANAL, ALSO KNOWN AS CANAL C-23, ONE OF THE WORKS OF THE PLAN OF FLOOD CONTROL FOR CENTRAL AND SOUTHERN FLORIDA.

BEGIN AT THE SOUTHWEST CORNER OF SECTION 36, TOWNSHIP 37 SOUTH, RANGE 39 EAST; THENCE RUN NORTHERLY ALONG THE WEST LINE OF SAID SECTION 36, 113 FEET; THENCE RUN EASTERLY ACROSS SAID SECTION 36 AND SECTIONS 31 AND 32, TOWNSHIP 37 SOUTH, RANGE 40 EAST, TO A POINT IN THE EAST LINE OF SAID SECTION 32, 100 FEET NORTH OF THE SOUTHEAST CORNER THEREOF; THENCE RUN SOUTHERLY ALONG THE EAST LINE OF SAID SECTION 32 TO THE SOUTHEAST CORNER THEREOF; THENCE WESTERLY ALONG THE SOUTH LINE OF TOWNSHIP 37 SOUTH, RANGES 40 AND 39 EAST TO THE SOUTHWEST CORNER OF SECTION 36, TOWNSHIP 37 SOUTH, RANGE 39 EAST, THE POINT OR PLACE OF BEGINNING.



LESS THAT PORTION OF THE PARCEL CONVEYED BY WARRANTY DEED RECORDED IN DEED BOOK 165, PG. 599 PER LEGAL DESCRIPTION IN DEDICATION AGREEMENT CONVEYED FROM THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT TO THE CITY OF PORT ST. LUCIE, FLORIDA AND AS RECORDED IN OFFICIAL RECORD BOOK 415, PAGE 1425 BOTH AS RECORDED IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

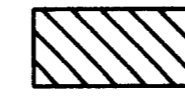
A STRIP OF LAND 40.00 FEET IN WIDTH LYING IN SECTION 36, TOWNSHIP 37 SOUTH, RANGE 39 EAST AND IN SECTION 31, TOWNSHIP 37 SOUTH, RANGE 40 EAST, LYING ON THE SOUTH SIDE OF AND ADJACENT AND CONTIGUOUS WITH THE SOUTH BOUNDARY LINE OF THE PLAT OF PORT ST. LUCIE SECTION THIRTY THREE AS RECORDED IN PLAT BOOK 15 AT PAGE 1 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, HAVING AS ITS WESTERLY LIMIT THE WEST LINE OF SAID SECTION 36 AND HAVING AS ITS EASTERLY LIMIT A LINE PARALLEL WITH AND 50.00 FEET EASTERLY OF THE SOUTHERLY PROLONGATION OF THE EASTERLY RIGHT OF WAY LINE OF ROLFE STREET AS SHOWN ON THE SAID PLAT OF PORT ST. LUCIE SECTION THIRTY THREE; SAID LAND BEING A PORTION OF THE RIGHT OF WAY FOR CANAL 23 AS RECORDED IN DEED BOOK 165, PAGE 599, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
(SEE DETAIL "B" ON SHEET 5)



FROM FCD #433, WARRANTY DEED RECORDED IN DEED BOOK 52, PAGE 124, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

A RIGHT-OF-WAY FOR THE MARTIN-ST. LUCIE COUNTY LINE CANAL, ALSO KNOWN AS CANAL C-23, ONE OF THE WORKS OF THE PLAN OF FLOOD CONTROL FOR CENTRAL AND SOUTHERN FLORIDA.

BEGIN AT THE NORTHWEST CORNER OF SECTION 2, TOWNSHIP 38 SOUTH, RANGE 39 EAST; THENCE RUN SOUTHERLY ALONG THE WEST LINE OF SAID SECTION 2, 248 FEET; THENCE RUN EASTERLY ACROSS SECTIONS 2 AND 1, TOWNSHIP 38 SOUTH, RANGE 39 EAST TO A POINT IN THE EAST LINE OF SAID SECTION 1, 300 FEET SOUTH OF THE NORTHEAST CORNER THEREOF; THENCE RUN NORTHERLY ALONG SAID EAST LINE OF SECTION 1, TO THE NORTHEAST CORNER THEREOF; THENCE RUN WESTERLY ALONG THE NORTH LINE OF TOWNSHIP 38 SOUTH, RANGE 39 EAST TO THE NORTHWEST CORNER OF SECTION 2, TOWNSHIP 38 SOUTH, RANGE 39 EAST, BEING THE POINT OR PLACE OF BEGINNING.
(SEE SURVEYOR'S REPORT: DEED REVIEW ON SHEET 2 AND DETAIL "A" ON SHEET 5).



LESS AND EXCEPT THE PARCEL IN FCD #433A RECORDED IN O.R.B. 518, PG. 284 IN THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

PARCEL 105

A PARCEL OF LAND IN SECTION 2, TOWNSHIP 38 SOUTH, RANGE 39 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN ON THE NE CORNER OF SAID SECTION 2, THENCE RUN SOUTHERLY ALONG THE EAST LINE OF SAID SECTION 2, SOUTH 00°22'59" WEST 285.18 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF SOUTH FLORIDA WATER MANAGEMENT DISTRICT'S CANAL 23; THENCE NORTH 89°55'52" WEST ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 404.32 FEET; THENCE NORTH 03°09'40" WEST, 282.67 FEET TO THE NORTH LINE OF SAID SECTION 2; THENCE EASTERLY ALONG THE SAID NORTH LINE OF SAID SECTION 2 NORTH 89°40'06" EAST 421.82 FEET TO THE NE CORNER OF SAID SECTION 2 AND THE POINT OF BEGINNING.

CONTAINING 2.690 ACRES, MORE OR LESS.

TOGETHER WITH ALL RIGHTS OF INGRESS, EGRESS, LIGHT, AIR AND VIEW BETWEEN THE GRANTOR'S REMAINING PROPERTY AND ANY FACILITY CONSTRUCTED ON THE ABOVE DESCRIBED PROPERTY.

SAVING AND RESERVING, HOWEVER, UNTO THE PARTY OF THE FIRST PART, ITS SUCCESSORS OR ASSIGNS, THE PERPETUAL EASEMENT AND RIGHT TO USE THE ABOVE DESCRIBED LAND FOR ANY PURPOSE INCIDENT TO OR IN CONNECTION WITH THE CONSTRUCTION, MAINTENANCE AND OPERATION OF CANAL 23 AND ANY OTHER PROJECT OF THE PARTY OF THE FIRST PART, INCLUDING THE RIGHT TO ENLARGE OR IMPROVE SAME, PROVIDED SUCH ENLARGEMENT OF IMPROVEMENT DOES NOT INTERFERE WITH THE CONTINUED USE OF SAID ROAD AS A LIMITED ACCESS INTERSTATE HIGHWAY AS PRESENTLY DESIGNED. IT IS UNDERSTOOD THAT THE SAID BRIDGE DESIGN SHALL ACCOMMODATE 100% OF CANAL DESIGN SECTION PURSUANT TO PRESENT FEDERAL REQUIREMENTS AS SAID DESIGN IS SUPPLIED TO THE DEPARTMENT BY THE DISTRICT.

ALSO RESERVING, UNTO THE PARTY OF THE FIRST PART, ITS SUCCESSORS OR ASSIGNS, ALL THE OIL, GAS, AND MINERAL RIGHTS WITHIN THE ABOVE DESCRIBED LAND.



LESS AND EXCEPT THE PARCEL IN FCD #413B, RECORDED IN O.R.B. 311, PG. 730 IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

PARCEL 100-R

THAT PART OF:

BEGIN AT THE SOUTHWEST CORNER OF SECTION 35, TOWNSHIP 37 SOUTH, RANGE 39 EAST; THENCE RUN NORTHERLY ALONG THE WEST LINE OF THE SAID SECTION 35, 152 FEET; THENCE RUN EASTERLY ACROSS SAID SECTION 35 TO A POINT IN THE EAST LINE OF SAID SECTION 35, 113 FEET NORTH OF THE SOUTHEAST CORNER THEREOF; THENCE RUN SOUTHERLY ALONG THE EAST LINE OF SAID SECTION 35, TO THE SOUTHEAST CORNER THEREOF; THENCE RUN WESTERLY ALONG THE SOUTH LINE OF THE SAID SECTION 35, TO THE POINT OF BEGINNING. (A.K.A. CANAL C-23); BEING DESCRIBED AS FOLLOWS:

BEGIN ON THE EAST LINE OF SAID SECTION 35 AT A POINT SOUTH 00°38'01" WEST 2,518.31 FEET FROM THE NE CORNER OF THE SOUTHEAST ONE-QUARTER (SE ¼) THEREOF; THENCE CONTINUE SOUTH 00°38'01" WEST 113.00 FEET TO THE SOUTH LINE OF SAID SECTION 35; THENCE SOUTH 89°40'06" WEST 421.82 FEET ALONG SAID SOUTH LINE; THENCE NORTH 00°05'02" EAST 116.09 FEET TO THE NORTH LINE OF CANAL C-23; THENCE SOUTH 89°54'41" EAST 422.90 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.111 ACRES, MORE OR LESS.

TOGETHER WITH ALL RIGHTS OF INGRESS, EGRESS, LIGHT, AIR AND VIEW BETWEEN THE GRANTOR'S REMAINING PROPERTY AND ANY FACILITY CONSTRUCTED ON THE ABOVE DESCRIBED PROPERTY.

SAVING AND RESERVING, HOWEVER, UNTO THE PARTY OF THE FIRST PART, ITS SUCCESSORS OR ASSIGNS, THE PERPETUAL EASEMENT AND RIGHT TO USE THE ABOVE DESCRIBED LAND UNDER THE BRIDGE TO BE CONSTRUCTED OVER SAID LAND FOR ANY PURPOSE INCIDENT TO OR IN CONNECTION WITH THE CONSTRUCTION, MAINTENANCE AND OPERATION OF CANAL 23 AND ANY OTHER PROJECT OF THE PARTY OF THE FIRST PART, INCLUDING THE RIGHT TO ENLARGE OR IMPROVE SAME, PROVIDED SUCH ENLARGEMENT OF IMPROVEMENT DOES NOT INTERFERE WITH THE CONTINUED USE OF SAID ROAD AS A LIMITED ACCESS INTERSTATE HIGHWAY AS PRESENTLY DESIGNED. IT IS UNDERSTOOD THAT THE SAID BRIDGE DESIGN SHALL ACCOMMODATE 100% OF CANAL DESIGN SECTION PURSUANT TO PRESENT FEDERAL REQUIREMENTS AS SAID DESIGN IS SUPPLIED TO THE DEPARTMENT BY THE DISTRICT.

SOUTH FLORIDA WATER MANAGEMENT DISTRICT
REAL ESTATE DEPARTMENT - SURVEY SECTION

P.O. BOX 24680
3307 GUN CLUB ROAD
WEST PALM BEACH, FLORIDA 33416-4680

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