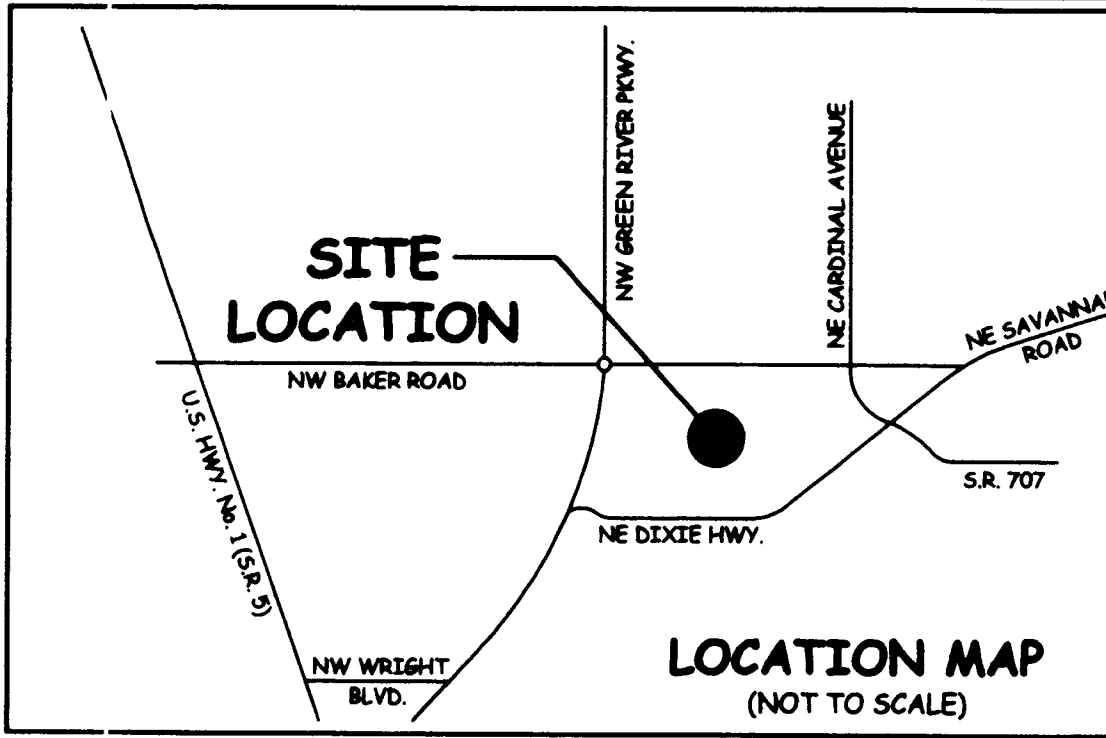


NEW AVONLEA P.U.D.

LYING IN A PORTION OF SECTIONS 28 AND 29, TOWNSHIP 37 SOUTH, RANGE 41 EAST, CITY OF STUART, MARTIN COUNTY, FLORIDA.



CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA
COUNTY OF MARTIN

D6 SHREVEPORT, LLC, A FOREIGN LIMITED LIABILITY COMPANY (AS TO LOT 1); STB OUTDOORS, LLC, A FLORIDA LIMITED LIABILITY COMPANY (AS TO LOTS 2, 11, 12 AND 13); AND FRANK A. WACHA JR., AS TRUSTEE (AS TO LOTS 3-10, 14, 15 AND 16), BY AND THROUGH ITS UNDERSIGNED OFFICER, HEREBY CERTIFIES THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED ON THE PLAT OF NEW AVONLEA P.U.D. AND HEREBY DEDICATES AS FOLLOWS:

- THE PRESERVE AREAS SHOWN ON THIS PLAT OF NEW AVONLEA P.U.D. ARE HEREBY DEDICATED TO THE AVONLEA PROPERTY OWNERS ASSOCIATION, INC. AND SHALL BE MAINTAINED BY THE ASSOCIATION FOR PRESERVATION PURPOSE. NO CONSTRUCTION IN, OR ALTERATION OR DESTRUCTION OF THE PRESERVE AREA SHALL OCCUR, EXCEPT AS APPROVED BY THE CITY OF STUART, FLORIDA. SAID CITY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY FOR ANY PRESERVE AREAS DESIGNATED AS SUCH ON THIS PLAT.
- THE INGRESS/EGRESS EASEMENT AS SHOWN ON THIS PLAT OF NEW AVONLEA P.U.D. IS HEREBY DEDICATED TO THE OWNER OF LOT 9 FOR THE PURPOSE OF INGRESS AND EGRESS AND IS THE MAINTENANCE RESPONSIBILITY OF SAID LOT OWNERS. CITY OF STUART SHALL HAVE ACCESS TO THIS EASEMENT FOR EMERGENCY VEHICLES BUT WILL BEAR NO MAINTENANCE RESPONSIBILITY.
- THE WETLANDS, WETLAND BUFFERS AND MITIGATION AREA AS SHOWN ON THIS PLAT IS HEREBY DEDICATED TO THE AVONLEA PROPERTY OWNERS ASSOCIATION AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE AVONLEA PROPERTY OWNERS ASSOCIATION AND IN NO WAY MAY BE ALTERED FROM THEIR NATURAL STATE WITH THE EXCEPTION OF EXOTIC/NUISANCE VEGETATION REMOVAL ACTIVITIES PROHIBITED WITHIN SAID AREAS INCLUDE BUT ARE NOT LIMITED TO CONSTRUCTION OR PLACING OF BUILDINGS ON OR ABOVE THE GROUND, DUMPING OR PLACING OF SOILS OR OTHER SUBSTANCES, REMOVAL OR DESTRUCTION OF TREES, SHRUBS OR OTHER NATIVE VEGETATION, EXCAVATION, DREDGING OR REMOVAL OF SOIL MATERIALS, DIXING OR FENCING AND ANY OTHER ACTIVITIES DETRIMENTAL TO DRAINAGE, FLOOD CONTROL, WATER CONSERVATION, EROSION CONTROL OR FISH AND WILDLIFE HABITAT CONSERVATION OR PRESERVATION.

SIGNED AND SEALED ON BEHALF OF SAID OWNERS.

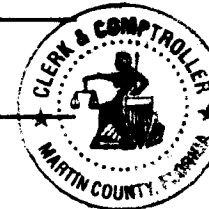
CLERK'S RECORDING CERTIFICATE

I, CAROLYN TIMMANN, CLERK OF THE CIRCUIT COURT OF MARTIN COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN PLAT BOOK 17, PAGE 35, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS THIS 29th DAY OF January, 2008 2:01 p.m.

CAROLYN TIMMANN, CLERK OF THE CIRCUIT COURT, MARTIN COUNTY, FLORIDA.

FILE NUMBER: 2556358

BY: Skonney DEPUTY CLERK



28-37-41-013-000-0000-0
PARCEL CONTROL NUMBER

TITLE CERTIFICATION

I, TERENCE MCCARTHY, AN ATTORNEY DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT AS OF XX XX, 2014:

1. I HAVE EXAMINED THE TITLE OF THE HEREON DESCRIBED PROPERTY AND THAT I FIND THE PROPERTY VESTED IN D6 SHREVEPORT, LLC, A FOREIGN LIMITED LIABILITY COMPANY (AS TO LOT 1); STB OUTDOORS, LLC, A FLORIDA LIMITED LIABILITY COMPANY (AS TO LOTS 2, 11, 12 AND 13); FRANK A. WACHA JR. AS TRUSTEE (AS TO LOTS 3-10, 14, 15 AND 16).

2. TAXES ARE DUE AND PAYABLE FOR 2014 ON ALL PARCELS UNDER TAX I.D. NUMBERS: 28-37-41-000-000220.00000 (PARCEL 1); 28-37-41-000-00060.40000 (PARCEL 2); 28-37-41-000-00062.00000 (PARCEL 2); 28-37-41-000-00050.60000 (PARCEL 3); 28-37-41-012-000-00020.00000 (PARCEL 3); 28-37-41-000-00098.00000 (PARCEL 3); 28-37-41-000-00059.00000 (PARCEL 3); 29-37-41-000-00050.00000 (PARCEL 3) AND 29-37-41-000-00502.00000 (PARCEL 3).

3. ALL RECORDED MORTGAGES, NOT SATISFIED OR RELEASED OF RECORD, ENCUMBERING THE LAND DESCRIBED HEREON ARE LISTED AS FOLLOWS:

A MORTGAGE IN FAVOR OF LEBRUN INVESTMENTS, LLC, A TEXAS CORPORATION RECORDED IN O.R. BOOK 2727, PAGE 1403, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA. (AS TO LOTS 2, 11, 12 AND 13)

DATED THIS 25th DAY OF SEPTEMBER 2015.

BY: Terence McCarthy
TERENCE MCCARTHY

GENERAL PLAT NOTES:

PROPERTY LIES IN F.I.R.M. ZONE "X", AS SHOWN ON MAP NUMBER 12085C01516. DATED 3/16/15.

1. THE BEARINGS SHOWN HEREON ARE RELATED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, TRANSVERSE MERCATOR PROJECTION, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENTS.) REFERENCE BEARING OF N 00°15'38" E ALONG THE WEST LINE OF SECTION 28, TOWNSHIP 37 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA.

2. PLAT CONTAINS 46.44 ACRES.

3. PLAT CONTAINS 16 LOTS.

4. NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

CERTIFICATE OF SURVEYOR AND MAPPER

I, ROBERT F. KEMERSON, HEREBY CERTIFY THAT THIS PLAT OF AVONLEA P.U.D. IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, THAT SUCH SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED, AS REQUIRED BY LAW; AND THAT LOT CORNERS WILL BE SET FOR THE REQUIRED IMPROVEMENTS WITHIN THE PLATTED LANDS; AND, FURTHER, THAT THE PLAT DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES, AND APPLICABLE ORDINANCES OF CITY OF STUART, FLORIDA.

DATED THIS 9th DAY OF SEPTEMBER 2015.

Robert F. Kemerson
ROBERT F. KEMERSON
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENSE NO. 6285

CITY APPROVAL

THIS PLAT IS HEREBY APPROVED BY THE UNDERSIGNED ON THE DATE INDICATED.

- DATE: 1-21-16, SIGNATURE: Kelly Glass Leighton, CITY MAYOR
- DATE: 1-22-16, SIGNATURE: Cherie White, CITY CLERK
- DATE: 1/20/15, SIGNATURE: Michael Morteil, CITY ATTORNEY
- DATE: 10/28/15, SIGNATURE: Joe Capra, CITY ENGINEER
- DATE: 10/15/2015, SIGNATURE: Gregory S. Fleming, PSM - CITY PLAT REVIEWER

WITNESS: Denise Osburn

PRINTED NAME: Denise Osburn

WITNESS: Sue Arcangeli

PRINTED NAME: Sue Arcangeli

WITNESS: Frank Wachha Jr

PRINTED NAME: Frank Wachha Jr

WITNESS: Heather Swanner

PRINTED NAME: Heather Swanner

WITNESS: Nikolaus Schroth

PRINTED NAME: Nikolaus Schroth

WITNESS: Heather Swanner

PRINTED NAME: Heather Swanner

BY: William Rocker, Manager

WITNESS: William Rocker

PRINTED NAME: WILLIAM ROCKER

TITLE: MANAGER

DATE: 9-9-15

STB OUTDOORS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, BY ERFGOL HOLDINGS, INC., A DELAWARE CORPORATION, IT'S SOLE MANAGING MEMBER

BY: Nikolaus Schroth, Director

PRINTED NAME: NIKOLAUS SCHROTH

TITLE: DIRECTOR

DATE: 9/9/15

BY: Frank Wachha, Jr. Individually and as Trustee

PRINTED NAME: Frank Wachha Jr

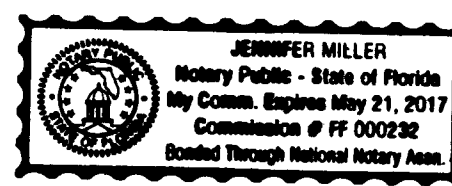
(TITLE): Trustee

WITNESS: Jennifer Miller

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF Deeola
BEFORE ME, THE UNDERSIGNED AUTHORITY PERSONALLY APPEARED WILLIAM ROCKER, WELL KNOWN TO BE THE MANAGER OF D6 SHREVEPORT, LLC, A FOREIGN LIMITED LIABILITY COMPANY, AND HE ACKNOWLEDGED THAT HE EXECUTED SUCH CERTIFICATE OF OWNERSHIP AND DEDICATION AS SUCH MANAGER OF SAID COMPANY, AND THAT IT IS THE FREE ACT AND DEED OF SAID COMPANY. HE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

NOTARY PUBLIC
STATE OF FLORIDA AT LARGE
COMMISSION NO. FF60732

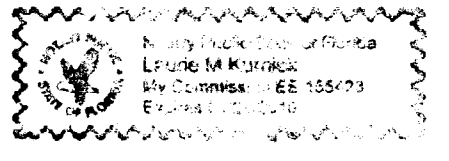


MY COMMISSION EXPIRES: 2-MAY-2017

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF MARTIN
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS DATE OF 9th September 2015, BY NIKOLAUS SCHROTH, DIRECTOR OF ERFGOL HOLDINGS, INC., A DELAWARE CORPORATION, AS IT'S SOLE MANAGING MEMBER OF STB OUTDOORS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION.

NOTARY PUBLIC
STATE OF FLORIDA AT LARGE
COMMISSION NO. EE155423



MY COMMISSION EXPIRES: 8/15/15

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF MARTIN
BEFORE ME, FRANK WACHA, JR. INDIVIDUALLY AND AS TRUSTEE APPEARED. HE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED Driver License AS IDENTIFICATION.

NOTARY PUBLIC
STATE OF FLORIDA AT LARGE
COMMISSION NO. EE 155423



MY COMMISSION EXPIRES: 8/15/15

MORTGAGE'S CONSENT

KNOW ALL MEN BY THESE PRESENTS, LEBRUN INVESTMENTS, LLC, A TEXAS CORPORATION, IS THE HOLDER OF A CERTAIN MORTGAGE ON THE LAND DESCRIBED HEREON, AND RECORDED IN OFFICIAL RECORDS BOOK 2727, PAGE 1403 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, AND DOES HEREBY CONSENT TO THE DEDICATIONS HEREON AND DOES SUBORDINATE ITS MORTGAGE TO SUCH DEDICATIONS.

DATED THIS 24th DAY OF Sept 2015.

LEBRUN INVESTMENTS, LLC
BY: David Schott

PRINT NAME: David Schott

PRINT TITLE: Manager

ACKNOWLEDGMENT FOR CONSENT

STATE OF Texas
COUNTY OF Montgomery
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 24th DAY OF Sept. 2015, BY David Schott AS Manager OF LEBRUN INVESTMENTS, LLC, A TEXAS CORPORATION. HE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED Texas Driver's License AS IDENTIFICATION.

NOTARY PUBLIC
STATE OF FLORIDA AT LARGE
COMMISSION NO. 2975997-4

MY COMMISSION EXPIRES: March 25, 2018

PLAT PREPARED BY:

VELCON GROUP, INC.
ENGINEERS & SURVEYORS
CERTIFICATE OF AUTHORIZATION NO. LB 4942
702 S.W. PORT ST. LUCIE BLVD.
PORT ST. LUCIE, FLORIDA 34953
PHONE (772) 879-0477, FAX (772) 871-6659
Web Site: www.velcongroup.com

F:\Projects\13-708513-082\LD CIVIL 3D DRAWING\13-082 PLAT.dwg, PLAT SHEET 1, 9/2/2015 9:53:10 AM, The Velcon Group, Inc., 772-879-0477