

IN THE CIRCUIT COURT OF THE 19TH
JUDICIAL CIRCUIT IN AND FOR MARTIN
COUNTY, FLORIDA

CASE NO.: 432011CA001919CAXXXX


1ST UNITED BANK,

Plaintiff,

vs.

REB OIL LEASING, INC. REB OIL ENTERPRISES,
INC., REB OIL OF GEORGIA, INC., SUNTRUST
BANK, d/b/a SUNTRUST BANK, SOUTH FLORIDA,
N.A., BANK OF THE WEST, AMERICAN EQUIPMENT
FINANCE, LLC, GASOLINE EQUIPMENT SYSTEMS,
INC., THOMPSON PUMP & MANUFACTURING CO.,
MASCHMEYER CONCRETE COMPANY OF FLORIDA,
INC., CEMEX CONSTRUCTION MATERIALS FLORIDA,
LLC, NEFF RENTAL, INC., DELTA PETROLEUM &
INDUSTRIAL, INC., ART-KRAFT SIGN CO., INC.,
ADAMS TANK & LIFT, INC., and UNKNOWN TENANTS
1-14,

Defendants.


INSTR # 2343968
OR BK 02592 PG 0269
Pgs 0269 - 2787 (10pgs)
RECORDED 08/01/2012 03:37:39 PM
MARSHA EWING
CLERK OF MARTIN COUNTY FLORIDA
RECORDED BY T Copus

CORRECTED CERTIFICATE OF TITLE*
(corrects scrivener's error in original Certificate of Title)

The undersigned, **MARSHA EWING**, Clerk of the Court, certifies that she executed and
filed a Certificate of Sale in this action on June 21, 2012 for the property described herein, and that
no objections to the sale have been filed within the time allowed for filing objections.

The following property in Martin, St. Lucie, Indian River and Brevard Counties, Florida:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTIONS

was sold to:

AFI HOLDINGS, INC., a Florida Corporation
1700 Palm Beach Lakes Boulevard, Suite 650
West Palm Beach, FL 33401

* Original Certificate of Title recorded at OR Book/Page 2587/2747



1st United Bank v. Reb Oil Leasing, Inc., et al.
Case No. 432011CA001919CAXXX
Corrected Certificate of Title
Page 2

WITNESS my hand and seal of the Court on July 30, 2012.

(Court Seal)

MARSHA EWING
Clerk of the Circuit Court

By: Melissa Walker
Deputy Clerk



OR BK 5785 PG 1181

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL NO. 1:

The West 150 feet of Tract "A", PORT MALABAR COUNTRY CLUB UNIT FOUR, according to the Plat thereof, as recorded in Plat Book 24, Pages 25 through 29, of the Public Records of Brevard County, Florida.

PARCEL NO. 2:

Commence at the center line of I-95 with the North line of Section 3, Township 28 South, Range 36 East, Brevard County, Florida, said point lying 584.20 feet West of the Southeast corner of Section 34, Township 27 South, Range 36 East, as measured along the said North line of Section 3; thence South 0 degrees 06 minutes 30 seconds East along the said center line of I-95, a distance of 2161.41 feet; thence South 87 degrees 53 minutes 30 seconds West, a distance of 425.86 feet to the point of intersection of the proposed North right-of-way of State Road 500 and the end of the proposed I-95 limited access fence; thence South 89 degrees 33 minutes 30 seconds West along the proposed North right-of-way of S.R. 500, a distance of 110.00 feet to the Point of Beginning of this tract, said point also being the most Southerly Southwest corner of that certain tract of land conveyed by Texaco, Inc., to Howard Johnson Incorporated of Florida by Deed dated May 4, 1967, of record in Book 960, Page 509, of the Official Records of Brevard County, Florida and which tract of land will hereafter be referred to herein as the "Howard Johnson Tract"; thence continuing South 89 degrees 33 minutes 30 seconds West along the proposed North right-of-way of S.R. 500, a distance of 200.69 feet to the East right-of-way of the proposed access road; thence North 0 degrees 06 minutes 30 seconds West along said East right-of-way of the proposed access road, a distance of 200.00 feet; thence North 89 degrees 33 minutes 30 seconds East and parallel to the proposed North right-of-way of S.R. 500, a distance of 124.69 feet to a point, said point being the most Northerly Northwest corner of the above-referred to Howard Johnson Tract; thence South 0 degrees 06 minutes 30 seconds East parallel with the East right-of-way of the proposed access road and along a common boundary line with the said Howard Johnson Tract, a distance of 71.00 feet; thence North 89 degrees 33 minutes 30 seconds East parallel to the proposed North right-of-way of S.R. 500 and along a common boundary line with the said Howard Johnson Tract, a distance of 76.00 feet; thence South 0 degrees 06 minutes 30 seconds East parallel with the East right-of-way of the proposed access road and along a common boundary line with the said Howard Johnson Tract, a distance of 129.00 feet to a point on the proposed North right-of-way of S.R. 500 and the Point of Beginning of this Tract.



OR BK 5785 PG 1182

PARCEL NO. 3:

A portion of Lots 13, 14 and 15, EAU GALLIE BEACH, PLAT NO. 1, as recorded in Plat Book 9, Page 14, of the Public Records of Brevard County, Florida, more particularly described as follows:

Commencing at the intersection of the extensions of the Easterly right-of-way line of South Patrick Drive and the Southerly right-of-way line of State Road 518 (Eau Gallie Boulevard) run South along said Easterly right-of-way line for 200.00 feet to the POINT OF BEGINNING of the parcel herein described; thence run North along said right-of-way line for 153.42 feet to a point of curvature of a circular curve concave to the Southeast and having a radius of 50 feet; thence continue along said right-of-way line and the Southerly right-of-way line of State Road 518 Northeasterly along the arc of said curve through a central angle of 86 degrees 22 minutes 02 seconds for 75.37 feet to a point of compound curvature with a circular curve concave to the South and having a radius of 3224.17 feet; thence along said Southerly right-of-way line Easterly along the arc of said curve through a central angle of 2 degrees 43 minutes 12 seconds for 149.27 feet; thence South for 200 feet; thence South 87 degrees 18 minutes 36 seconds West for 199.97 feet to the POINT OF BEGINNING.

PARCEL NO. 4:

A portion of the parcel designated Commercial Lot as shown on the Plat of BOWE GARDENS SECTION "J" NO. 1, as recorded in Plat Book 12, Page 15, Public Records of Brevard County, Florida, described as follows:

From the Southwest corner of said Commercial Lot, run East along the South line of said Commercial Lot, a distance of 195.50 feet to the POINT OF BEGINNING; thence North 0 degrees 43 minutes West parallel with the West line of said Commercial Lot, a distance of 150 feet; thence South 0 degrees 43 minutes East, a distance of 150 feet to a point on the South line of said Commercial lot; run thence East along the South line of said Commercial Lot, a distance of 150 feet to the POINT OF BEGINNING.

PARCEL NO. 5:

That parcel of land in Government Lot Three (3), Section 35, Township 26 South, Range 37 East, Brevard County, Florida, more particularly described as follows:

Beginning at a point in the West right-of-way line of U.S. Highway A1A and at the South right-of-way line of Roosevelt Avenue; thence South 180 feet along said West right-of-way line of line of U.S. Highway A1A to a point; thence West 150 feet to a point; thence North 180 feet to a point in said South right-of-way line of Roosevelt Avenue; thence East, along said South right-of-way line of Roosevelt Avenue to the POINT OF BEGINNING; being the same land described in that Deed dated July 23, 1964, from Galaxie Corporation to Tenneco Oil Company, recorded in Official Record Book 714, Page 492, of the Public Records of Brevard County, Florida.



OR BK 5785 PG 1183

PARCEL NO. 6:

That part of the North 1/2 of the Northwest 1/4 of the Northeast 1/4 of Section 16, Township 22 South, Range 35 East, Brevard County, Florida, being more particularly described as follows:

Commencing at the Northwest corner of the Northwest 1/4 of the Northeast 1/4 of said Section 16; thence North 89 degrees 01 minutes 26 seconds East along and with the North line of said Northwest 1/4 of the Northeast 1/4 a distance of 948.57 feet to the POINT OF BEGINNING of the heretofore described tract; thence continuing along and with said North line North 89 degrees 01 minutes 26 seconds East, a distance of 225.00 feet to a point on the Westerly right of way of Barna Avenue (an 80 foot right of way); thence South 00 degrees 42 minutes 35 seconds East, along said Westerly right of way 175.00 feet to the point of intersection of the Northerly right of way of Harrison Street (an 80 foot right of way) and said Westerly right of way of Barna Avenue; thence South 89 degrees 01 minutes 26 seconds West, along and with said Northerly right of way of Harrison Street, a distance of 225.00 feet; thence North 00 degrees 42 minutes 35 seconds West on a line parallel with and 225.00 feet Westerly of the said Westerly right of way of Barna Avenue for a distance of 175.00 feet to the POINT OF BEGINNING.

PARCEL NO. 7:

The West 173.0 feet of Lot 1, Block A, PLAT OF UNIT ONE, MELBOURNE VILLAGE GARDENS, according to the Plat thereof, as recorded in Plat Book 9, Page 68, of the Public Records of Brevard County, Florida; LESS AND EXCEPT Wickham Road on the West and Sheridan Road on the North.

AND

The North 10.0 feet of the West 173.0 feet of Lot 2, Block A, PLAT OF UNIT NO. ONE, MELBOURNE VILLAGE GARDENS, according to the Plat thereof, as recorded in Plat Book 9, Page 68, of the Public Records Brevard County, Florida, LESS AND EXCEPT Wickham Road on the West.

ALSO LESS AND EXCEPT that parcel of land as described in the Order of Taking recorded in Official Record Book 5748, Page 534, of the Public Records of Brevard County, Florida.



OR BK 5785 PG 1184

PARCEL NO. 8:

Lots 9 and 10, Block 78, REVISED PLAT OF INDIAN RIVER CITY, according to the Plat thereof, as recorded in Plat Book 4, Page 103, Public Records of Brevard County, Florida, AND Lots 1, 2 and 3, Block 1, MORNINGSIDE PARK, SECTION A, according to the Plat thereof, as recorded in Plat Book 3, Page 68, Public Records of Brevard County, Florida, LESS road right-of-way along S.R. 50 and Alpine Way. All of said property being more particularly described as follows:

Beginning at the Northwest corner of said Lot 3; thence South 89 degrees 36 minutes 10 seconds East, a distance of 117.62 feet to the Northeast corner of said Lot 3; thence South 00 degrees 24 minutes 22 seconds West, a distance of 32.00 feet to the Northwest corner of Lot 10, Block 78; thence South 89 degrees 46 minutes 32 seconds East, 127.57 feet to the Northeast corner of Lot 9, Block 78; thence South 00 degrees 27 minutes 22 seconds West, on the West right of way of Osceola Road, a distance of 112.15 feet; thence 45 degrees 19 minutes 52 seconds West, a distance of 2.83 feet to the North right of way of State Road 50; thence on said North right of way North 89 degrees 37 minutes 38 seconds West, a distance of 228.90 feet; thence North 44 degrees 33 minutes 38 seconds West, a distance of 7.07 feet to the right of way of Alpine Lane; thence on said East right of way North 05 degrees 42 minutes 48 seconds West, a distance of 91.84 feet; thence continuing on said East right of way North 00 degrees 05 minutes 52 seconds East, a distance of 50.00 feet to the POINT OF BEGINNING.

PARCEL NO. 9:

Lots 1, 2, 3, 9, 10 and 11, Block 56, AVON BY THE SEA, according to the Plat thereof, as recorded in Plat Book 3, Page 7, Public Records of Brevard County, Florida.



OR BK 5785 PG 1185

PARCEL NO. 10:

Lots 1 to 5, Inclusive, Block 6, EDGEWATER PARK, according to Plat filed in the Office of the Clerk of the Circuit Court of St. Lucie County, Florida, in Plat Book 5, Page 25, and according to Replat in Office of the Clerk of the Circuit Court of Indian River County, Florida, in Plat Book 1, Page 23; TOGETHER WITH that certain piece of land which was formerly known as Harrison Street lying West of the boundary line of Central Avenue as shown on Plat of Edgewater Park, recorded in Plat Book 1, Page 23, Public Records of Indian River County, Florida, having been vacated by Chapter #87 Ordinances of the City of Sebastian, Florida, recorded February 19, 1954 in Deed Book 86, Page 105, Public Records of Indian River County, Florida; said street right of way being more specifically described as: Commence at the Southeast corner of Lot 5, Block 6, Edgewater Park, and run Southeasterly a distance of 80 feet to the Northeast corner of Lot 1, Block 8, Edgewater Park, thence run Southwesterly along the Northerly boundary of Lot 1, Block 8, a distance of 145 feet to the Northwest corner of said Lot 1; thence run Northwesterly a distance of 80 feet to the Southwest corner of said Lot 5, Block 6, Edgewater Park; thence run Northeasterly along the Southerly boundary line of said Lot 5, Block 6, a distance of 145 feet to a point of beginning, all according to the Plat of Edgewater Park recorded in Plat Book 1, Page 23, Public Records of Indian River County, Florida.

Less right of way for State Road No. 5 a/k/a U.S. Highway #1 and LESS AND EXCEPT road right of way as set forth in Official Record Book 776, Page 2814, Public Records of Indian River County, Florida.



OR BK 5785 PG 1186

PARCEL NO. 11:

Parcel One:

Commencing at the Northwest Corner of Government Lot 2, Section 32, Township 37 South, Range 41 East, Run South $00^{\circ}17'30''$ West, along the West line of Government Lot 2, a distance of 2411.31 feet to the Point of Beginning, said Point of Beginning being 140 feet Northerly of the point where said West line of Government Lot 2, intersects the North line of Riverside Park Subdivision, as recorded in Plat Book (Volume) 4, Page 98, Public Records of St. Lucie County, Florida; thence continue to run South $00^{\circ}17'30''$ West, along said West line of Government Lot 2, a distance of 140 feet to said point of intersection with the North line of Riverside Park Subdivision; thence run South $89^{\circ}18'10''$ East, along said North line of Riverside Park Subdivision, a distance of 219.32 feet to the Westerly right-of-way line of U.S. Highway No. 1, thence run Northwesterly, along said right-of-way a distance of 140.41 feet, as measured along the arc of a curve of radius 1880.08 feet to the point of intersection with a line that is 140 feet Northerly of and parallel to said North line of Riverside Park Subdivision; thence run North $89^{\circ}18'10''$ West, parallel to said North line of Riverside Park Subdivision, a distance of 209.99 feet to the Point of Beginning.

Parcel Two:

Commencing at the Northwest corner of Government Lot 2, Section 32, Township 37 South, Range 41 East, run South $00^{\circ}17'30''$ West, along the West line of Government Lot 2, a distance of 2411.31 feet to the Point of Beginning; said point being 140 feet Northerly of the point where said West line of Government Lot 2, intersects the North line of Riverside Park Subdivision, as recorded in Plat Book (Volume) 4, Page 98, St. Lucie County, Florida, Public Records; thence proceed South $89^{\circ}18'10''$ East, a distance of 209.99 feet to the Westerly right-of-way of U.S. Highway No. 1, thence proceed Northwesterly, along the Westerly right-of-way of U.S. Highway No. 1, a distance of 50 feet to a point; thence proceed North $89^{\circ}18'10''$ West, parallel to the South line of this tract, for a distance of 202.79 feet more or less, to a point on the West line of Government Lot 2, thence proceed South $00^{\circ}17'30''$ West, along the West line of Government Lot 2, a distance of 49.61 feet to the Point Of Beginning.

Said lands now lying and being in Martin County, Florida.

Less and Except from both Parcel One and Two the Right-of-Way of State Road 5 (U.S. 1) as set forth in Deed Book 77, Page 106, Official Record Book 85, Page 373, Official Record Book 88, Page 349, and Official Record Book 104, Page 195, all of the public records of Martin County, Florida.

Less and Except from both Parcel One and Two the Road right-of-way for U.S. 1 contained in the Order of Taking recorded in Official Records Book 1002, Page 2017, of the public records of Martin County, Florida.



OR BK 5785 PG 1187

PARCEL NO. 12:

Being a portion of Lots 8 and 9, Block 2, SAINT LUCIE GARDENS, SECTION 26, TOWNSHIP 36 SOUTH, RANGE 40 EAST, of Plat Book 1, page 35, Public Records of St. Lucie County, Florida, being more particularly described as follows:

Commencing at the Intersection of the Westerly line of said Lot 8 and the Westerly right of way line of State Road 45; thence Southeasterly on an assumed bearing of South 45 degrees 00'00" East along said right of way line a distance of 360.00 feet to the Point of Beginning; thence with the prolongation of the last mentioned course a distance of 150.00 feet; thence South 72 degrees 37'20" West to a point in the Westerly line of said Lot 8, a distance of 236.46 feet; thence North 17 degrees 22'40" West along said Westerly line a distance of 45.56 feet; thence North 45 degrees 00'00" East, a distance of 188.38 feet to the Point of Beginning.

PARCEL NO. 13:

Commence at a concrete monument marking the 1/4 corner on the East line of Section 6, Township 34 South, Range 40 East, St. Lucie County, Florida, and run Westerly along the 1/4 line of said Section 6 a distance of 1338.7 feet to a concrete monument marking the 1/4 1/4 corner on said line; thence with an angle from West to South 90 degrees 52 minutes 15 seconds run Southerly along the 1/4 1/4 line a distance of 449.78 feet to the Point of Beginning; From said Point of Beginning continue Southerly along said 1/4 1/4 line a distance of 235.9 feet; thence with an angle from North to East of 90 degrees 52 minutes 15 second run Easterly a distance of 251.05 feet to a point on the West right of way line of U.S. Highway No. 1; thence with an angle from West to North of 71 degrees 13 minutes 30 second run Northwesternly along said West right of way line a distance of 249.13 feet; thence with an angle from South to West of 108 degrees 46 minutes 30 seconds run Westerly a distance of 171.45 feet to a point on the aforementioned 1/4 1/4 line, being the point of beginning. LESS AND EXCEPTING from the above the South 95 feet thereof, and also LESS AND EXCEPTING the Florida State Turnpike Authority right of way as described in Deed Book 213, page 16, of the Public Records of St. Lucie County, Florida.



OR BK 5785 PG 1188

PARCEL NO. 14:

All of Lots 6, 7A, 7, 8 and the North 100 feet (approximately) of Lot 9, Block 28, PLAT OF PINEWOOD, according to the plat thereof on file in the office of the Clerk of the Circuit Court, as recorded in Plat Book 5, page 24, in and for the Public Records of St. Lucie County, Florida. LESS AND EXCEPT the East 7 feet thereof and being more particularly described as follows:

Beginning at a concrete monument at the intersection of the South line of Lot 6, said Plat of Pinewood and the Westerly right of way line of U.S. Highway No. 1 (80 foot right of way); thence run South 89 degrees 10'00" West, along said Westerly right of way line, a distance of 183.18 feet to a point on the North line of Lot 10, Block 28; thence run North 55 degrees 11'00" West, along said North line of Lot 10, a distance of 11.05 feet to a point on the Easterly right of way line of Chipola Road (60 foot right of way); thence run North 34 degrees 49'00" East, along said Easterly right of way line, a distance of 215.33 feet to the point of curvature of a curve concave to the South with a radius of 40 feet and a central angle of 109 degrees 31'19"; thence run Easterly, along the arc of said curve, a distance of 76.46 feet, to a point at the intersection of the arc of said curve and the Westerly right of way line of U.S. Highway No. 1 (80 foot right of way); thence run South 01 degrees 15'00" East, along said Westerly right of way line, a distance of 180.95 feet to the Point of Beginning.

PARCEL NO. 15:

The West 150 feet of the East 290 of the West 355 feet of the West 1/2 of Lot 62, WHITE CITY (SHEEN'S PLAT), as recorded in Plat Book 1, page 23, of the Public Records of St. Lucie County, Florida, LESS AND EXCEPT the South 150 feet thereof and less and except Midway Road right of way.

PARCEL No. 16:

The Southerly 245.5 feet of the Northerly 752.38 feet of Government Lot 1, extending from the Dixie Highway (A-1-A) to Sewall's Point Road, in Section 26, Township 37 South, Range 41 East, Martin County, Florida, and more particularly described, as follows:

Commencing at the Northwest corner of Section 26, Township 37 South, Range 41 East, and running South along the West line of said Section 26, a distance of 752.38 feet to a point; thence South 89° 23' East, 450.56 feet to a point in the East right of way line of State Road No. 707 and the point of beginning; thence South 89° 23' East, 119.73 feet to a concrete monument in the Southwesterly right of way line of Sewall's Point Road; thence North 22° 23' 30" West along the Southwesterly right of way line of Sewall's Point Road, 266.70 feet to a point; thence North 89° 23' West, 20.09 feet to a concrete monument in the East right of way line of State Road No. 707; thence South 00° 27' East along the East right of way line of State Road No. 707 a distance of 245.50 feet to the point of beginning.

STATE OF FLORIDA
MARTIN COUNTY

THIS IS TO CERTIFY THAT THE
FOREGOING 10 PAGES IS A TRUE
AND CORRECT COPY OF THE ORIGINAL

MARSHA EWING, CLERK

BY: M. Walker

DATE: 8/2/12 D.C.

