

SECTION 19, TOWNSHIP 37 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA

FURNISHED TITLE INFORMATION:

THIS SURVEYOR HAS BEEN PROVIDED BY TITLEBLITY NATIONAL, TITLE INSURANCE COMPANY, SCHEDULED "B" (EXCEPTIONS), ORDER NO. 689494, DATED JANUARY 24, 2018 AT 11:00 P.M. THE FOLLOWING ITEMS ARE DESCRIBED WITH REFERENCE ONLY TO SUBJECT PARCEL.

1. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE HEREOF BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS INSTRUMENT (NOT A MATTER OF SURVEY)
2. TAXES AND ASSESSMENTS FOR THE YEAR 2018 AND SUBSEQUENT YEARS, WHICH ARE NOT YET DUE AND PAYABLE (NOT A MATTER OF SURVEY)
3. STANDARD EXCEPTIONS:
 - A. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND, (AS SHOWN ON SURVEY, IF ANY OBSERVED)
 - B. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS, (NONE PROVIDED OR OBSERVED UNLESS SHOWN ON THIS SURVEY)
 - C. ANY LIEN OR RIGHT TO A LIEN FOR SERVICES, LABOR, OR MATERIALS HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS (NOT A MATTER OF SURVEY)
 - D. TAXES OR ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS IN THE PUBLIC RECORDS, (NOT A MATTER OF SURVEY)
4. ANY CLAIM THAT ANY PORTION OF THE INSURED LAND IS SOVEREIGN LANDS OF THE STATE OF FLORIDA, INCLUDING SUBMERGED, FILED OR ARTIFICIALLY EXPOSED LANDS ACQUIRED TO SUCH LAND, (NOT A MATTER OF SURVEY)
5. ANY LIEN PROVIDED BY COUNTY OR ANNUANCE OR BY CHAPTER 184, FLORIDA STATUTES, IN FAVOR OF ANY CITY, TOWN, VILLAGE OR PORT AUTHORITY FOR UNPAID SERVICE CHARGES FOR SERVICES BY ANY WATER, SEWER OR GAS SYSTEM SUPPLYING THE INSURED LAND, (NOT A MATTER OF SURVEY)
6. MEMORANDUM OF LEASE BY AND BETWEEN COMMON ASSOCIATES OF FLORIDA, LTD., A FLORIDA LIMITED PARTNERSHIP AND D-CARR INVESTMENTS, INC., A MISSOURI CORPORATION AS RECORDED IN OFFICIAL RECORDS BOOK 478, PAGE 2883, AS ASSIGNED TO FOSH, LLC IN OFFICIAL RECORDS BOOK 2796, PAGE 37; OFFICIAL RECORDS BOOK 2796, PAGE 201 AND RECORDED IN OFFICIAL RECORDS BOOK 478, PAGE 1908 AND FIRST AMENDMENT TO MEMORANDUM OF LEASE RECORDED IN OFFICIAL RECORDS BOOK 2900, PAGE 1987; (NOT A MATTER OF SURVEY)
7. EASEMENT IN FAVOR OF FLORIDA POWER & LIGHT COMPANY CONTAINED IN EASEMENTS RECORDED IN OFFICIAL RECORDS BOOK 735, PAGE 385 (SHOWN HEREON AND RECORDED BOOK 688, PAGES 319 (SHOWN HEREON) AND 321 (RELATES TO THE BANK OF AMERICA PORTION OF THIS SURVEY, EASEMENT EXHIBIT IS NOT LEGIBL) AND OFFICIAL RECORDS BOOK 1065, PAGE 2703 (SHOWN HEREON), OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.
8. EASEMENT IN FAVOR OF SOUTHERN BELL TELEPHONE & TELEPHONE COMPANY CONTAINED IN EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 770, PAGE 891, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, (SHOWN HEREON)
9. EASEMENT IN FAVOR OF MARTIN COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA CONTAINED IN UTILITY EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 801, PAGE 1122, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, (SHOWN HEREON)
10. RESTRICTIONS, COVENANTS AND CONDITIONS AS CONTAINED IN THE COVENANT RUNNING WITH THE LAND RECORDED IN OFFICIAL RECORDS BOOK 625, PAGE 181, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, (NOT A MATTER OF SURVEY)
11. DEVELOPERS WATER SERVICE AGREEMENT BETWEEN MARTIN COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA AND COMMON ASSOCIATES OF FLORIDA LTD., AS AMENDMENT RECORDED IN OFFICIAL RECORDS BOOK 1335, PAGE 1896, ALL AS RECORDED IN THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, FURTHER ASSIGNED IN OFFICIAL RECORDS BOOK 2725, PAGE 1858, AND PARTIALLY ASSIGNED IN OFFICIAL RECORDS BOOK 2900, PAGE 1700, (NOT A MATTER OF SURVEY)
12. DEVELOPERS WASTEWATER SERVICE AGREEMENT BETWEEN MARTIN COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA AND COMMON ASSOCIATES OF FLORIDA, RECORDED IN THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, FURTHER ASSIGNED IN OFFICIAL RECORDS BOOK 2725, PAGE 1858, AND PARTIALLY ASSIGNED IN OFFICIAL RECORDS BOOK 2900, PAGE 1700, (NOT A MATTER OF SURVEY)
13. THE TERMS, PROVISIONS AND CONDITIONS CONTAINED IN THAT CERTAIN MINOR DEVELOPMENT ORDER RECORDED IN OFFICIAL RECORDS BOOK 2326, PAGE 368, (RELATES TO THE SOIL PORTION OF THIS SURVEY), (NOTHING FORTHAS)
14. THE TERMS, PROVISIONS AND CONDITIONS CONTAINED IN THAT CERTAIN BILL OF TITLE RECORDED IN OFFICIAL RECORDS BOOK 2258, PAGE 373, (SHOWN HEREON)
15. THE TERMS, PROVISIONS AND CONDITIONS CONTAINED IN THAT CERTAIN BILL OF SALE, ABSOLUTE RECORDED IN OFFICIAL RECORDS BOOK 801, PAGE 1120, (NOT A MATTER OF SURVEY)
16. MEMORANDUM OF LEASE BETWEEN WINDO STUART 618, INC. AND BULZIN WINNOS, INC., DATED JUNE 9, 2014, RECORDED IN OFFICIAL RECORDS BOOK 2727, PAGE 414, (NOT A MATTER OF SURVEY)
17. DECLARATION OF RESTRICTIVE COVENANTS AND HIEROPICAL EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 2900, PAGE 1871, (SHOWN HEREON)
18. NOTICE OF LIEN PROHIBITION UNDER SECTION 713.10 FLORIDA STATUTES RECORDED IN OFFICIAL RECORDS BOOK 2901, PAGE 181 (NOT A MATTER OF SURVEY)
19. RIGHTS OF TENANTS OCCUPYING ALL OR PART OF THE INSURED LAND UNDER UNRECORDED LEASES OR RENTAL AGREEMENTS, (NOT A MATTER OF SURVEY)

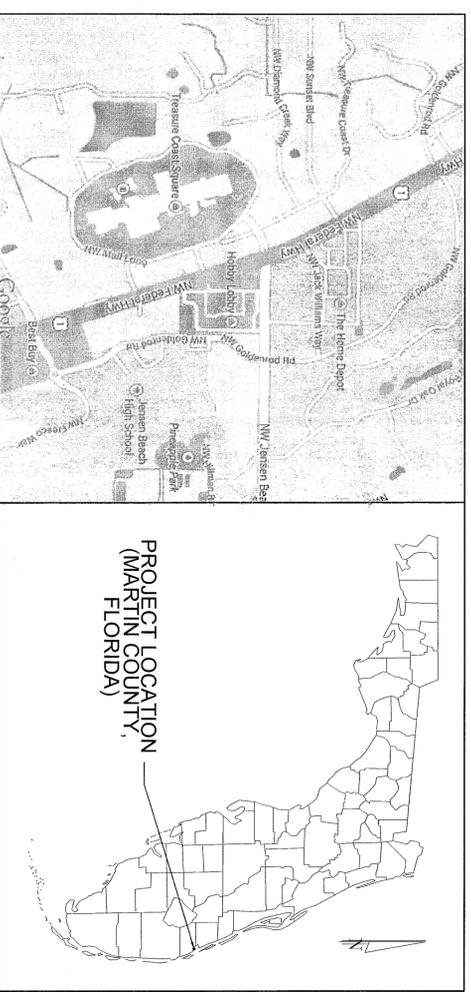
SHEET INDEX

- SHEET 1. TITLE PAGE SURVEYORS NOTES, PROPERTY DESCRIPTION
- SHEET 2. BOUNDARY SURVEY
- SHEET 3. LARGE SCALE LOCATION SURVEY
- SHEET 4. LARGE SCALE LOCATION SURVEY

THIS SURVEY IS NOT VALID UNLESS SHEETS 1-4 ARE BOUND TOGETHER

LEGEND

- FINE DEPARTMENT CONNECTION
- SIGN
- SPOT LIGHT
- WATER METER
- WATER VALVE
- STORM DRAIN PIPE
- SANITARY PIPE
- PARKING SPACE
- GRATE INLET
- SANITARY MANHOLE
- STORM MANHOLE
- TRAFFIC SIGNAL VAULT
- IS CONTIGUOUS WITH SUBJECT PARCEL
- UTILITY POLE
- BOLLARD
- GAS VALVE
- DEAD
- CALCULATED
- FOUND CAPPED IRON ROD
- LICENSED BUSINESS
- TELEPHONE REDSTRIP
- HANDICAPPED
- BUILDING OVERHANG



VICINITY MAP
NOT TO SCALE

LOCATOR MAP
NOT TO SCALE

SURVEYORS NOTES:

- 1) THIS IS A BOUNDARY AND ALTAACSM LAND TITLE SURVEY, ONLY, MADE ON THE GROUND UNDER THE SUPERVISION OF A FLORIDA LICENSED SURVEYOR AND MEETS THE HORIZONTAL AND VERTICAL ACCURACY FOR THIS PROPERTY'S EXPECTED USE.
- 2) BENCHMARKS ARE BASED ON THE SOUTHERN Y-NIGHT-OF-WAY LINE OF JENSEN BEACH BOULEVARD, AS BEING 89°22'29"E, GRID.
- 3) THE SUBJECT PARCEL IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION "C", BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, AS SCALED FROM FLOOD INSURANCE RATE MAP NUMBER 12866C 0127, WITH AN EFFECTIVE DATE OF OCTOBER 4, 2002.
- 4) THIS BOUNDARY SURVEY WAS CONDUCTED FOR THE PURPOSE OF AN ALTAACSM LAND TITLE SURVEY, AND IS NOT INTENDED TO DELINEATE THE REGULATORY JURISDICTION OF ANY FEDERAL, STATE, REGIONAL, OR LOCAL AGENCY, BOARD, COMMISSION OR OTHER SIMILAR ENTITY.
- 5) KCI TECHNOLOGIES HELD ENTIRELY ON TITLEBLITY NATIONAL, TITLE INSURANCE COMPANY, ORDER NO. 689494, DATED JANUARY 24, 2018 AT 11:00 P.M. THERE MAY BE OTHER EASEMENTS, RIGHTS-OF-WAY, SETBACK LINES, AGREEMENTS, RESERVATIONS, RESTRICTIONS, OR OTHER SIMILAR MATTERS OF PUBLIC RECORD, NOT DERIVED ON THIS SURVEY.
- 6) A SURVEYORS ERROR WAS FOUND IN THE LEGAL DESCRIPTION PROVIDED IN EXHIBIT "A" OF TITLEBLITY NATIONAL, TITLE INSURANCE COMPANY COMMITMENT ORDER NO. 689494 DATED 12/22/18. THE CORRECTIONS WERE MADE AND SHOWN UNDERLINED IN THE PROPERTY DESCRIPTION ABOVE.
- 7) ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE MONUMENT DESIGNATED "N17" PER THE NATIONAL GEODETIC SURVEY, WEBSITE (HTTP://WWW.NAD83.ORG), NORTH AMERICAN VERTICAL DATUM OF 1988. BENCHMARK NO. 1, ELEVATION = 13.85 FEET. BENCHMARK NO. 2, ELEVATION = 14.01 FEET.
- 8) NO UNDERGROUND UTILITIES, UNDERGROUND ENCROACHMENTS OR BUILDING FOUNDATIONS WERE OBSERVED AS A PART OF THIS SURVEY, UNLESS OTHERWISE SHOWN.
- 9) THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- 10) THE FIELD SURVEY WAS COMPLETED ON 02-20-2018.
- 11) ADDITIONS AND/OR DELETIONS TO THIS SURVEY MAP, BY OTHER THAN THE SIGNING PARTY OR PARTIES, IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- 12) SETBACKS AND ZONING REQUIREMENTS ARE PER ZONING MAP, INC. AS PROVIDED BY CLIENT.
- 13) ZONE = "B-1" BUSINESS DISTRICT (SUBJECT TO THE "C" GENERAL COMMERCIAL DISTRICT STANDARDS PER COVENANT NUMBER 50)
- 14) FRONT = 20 FEET
- 15) REAR = 20 FEET
- 16) BULDER STRIP SHALL BE PROVIDED BETWEEN THE TWO SITES WITH BUILDING HEIGHTS = 35 FEET
- 17) THIS SURVEYOR HAS REVIEWED THE SURVEYED PROPERTY, VISIBLE ENCROACHMENTS (IF ANY) OVER SETBACKS, EASEMENTS AND BOUNDARY LINES ARE DEPICTED HEREON.
- 18) AN ELECTRONIC SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY CERTAIN SUBJECT POLICY ON THE PATENTING STAMP SHOWN, USING A DIGITAL SIGNATURE PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

PROPERTY DESCRIPTION: AS DESCRIBED IN TITLEBLITY NATIONAL, TITLE INSURANCE COMPANY, ORDER NO. 689494, DATED 01/24/2018, (INTENDED TO BE A PORTION OF LANDS DESCRIBED IN O.R. BOOK 2725, PAGE 201 OF THE OFFICIAL RECORDS OF MARTIN COUNTY, FLORIDA).

PARCEL 1 (MARKETPLACE SQUARE SHOPPING CENTER)

A PARCEL OF LAND LYING IN SECTION 19, TOWNSHIP 37 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCE AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF JENSEN BEACH BOULEVARD (STATE ROAD 707A) AS RECORDED IN PLAT BOOK 9, PAGE 1, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, AND PROCEED SOUTH 110 FEET TO A POINT OF BEGINNING, THENCE CONTINUE SOUTH 10.20' FEET TO THE SOUTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 755, PAGE 332 AND THE POINT OF BEGINNING, THENCE CONTINUE SOUTH 10.20' FEET ALONG THE SAID EAST SECTION LINE, 1086.38 FEET, THENCE DEPARTING SAID EAST LINE, N89°33'39"W, A DISTANCE OF 629.22 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF NW FEDERAL HIGHWAY (US HIGHWAY 1) (AS RECORDED IN PLAT BOOK 2, PAGE 104 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA); THENCE CONTINUE SOUTH 10.20' FEET TO A POINT OF BEGINNING, THENCE DEPARTING SAID EAST RIGHT-OF-WAY LINE, S89°22'29"E, A DISTANCE OF 1445 FEET TO A POINT OF BEGINNING, THENCE DEPARTING SAID EAST RIGHT-OF-WAY LINE, N15°10'38"W, A DISTANCE OF 45.37 FEET; THENCE DEPARTING SAID EAST LINE, S34°39'21"E, A DISTANCE OF 51.36 FEET TO A POINT ON THE SOUTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 755, PAGE 332; THENCE DEPARTING SAID EAST LINE, S45°39'21"E, A DISTANCE OF 51.36 FEET TO A POINT ON THE SOUTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 755, PAGE 332; A DISTANCE OF 658.39 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH PARCEL 2 (NON-EXCLUSIVE EASEMENT)
 TOGETHER WITH THOSE NON-EXCLUSIVE EASEMENTS FOR ACCESS, DRAINAGE AND UTILITIES, WHICH BENEFIT THE ABOVE PARCEL, 1, CREATED BY THAT CERTAIN DECLARATION OF RESTRICTIVE COVENANTS AND HIEROPICAL EASEMENT AGREEMENT, BY LG US 1 & JENSEN BEACH BLVD, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS DECLARANT RECORDED IN OFFICIAL RECORDS BOOK 2900, PAGE 1871, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, OVER THE FOLLOWING DESCRIBED PROPERTY LESS AND EXCEPT (BANK OF AMERICA PARCEL)

A PARCEL OF LAND LYING IN SECTION 19, TOWNSHIP 37 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCE AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF NORTHWEST JENSEN BEACH BOULEVARD (STATE ROAD 707A) AS RECORDED IN PLAT BOOK 9, PAGE 1 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA AND THE EAST LINE OF SAID SECTION 19; THENCE, S00°10'20"W, ALONG SAID EAST SECTION LINE, A DISTANCE OF 10.20 FEET TO A POINT OF BEGINNING, THENCE DEPARTING SAID EAST LINE, S89°22'29"E, A DISTANCE OF 1445 FEET TO A POINT OF BEGINNING, THENCE DEPARTING SAID EAST LINE, N15°10'38"W, A DISTANCE OF 45.37 FEET TO THE POINT OF BEGINNING; THENCE, DEPARTING SAID SOUTH RIGHT-OF-WAY LINE, S00°37'38"W, A DISTANCE OF 137.09 FEET; THENCE, S33°17'45"W, A DISTANCE OF 64.20 FEET; THENCE, S89°04'05"W, A DISTANCE OF 66.11 FEET; THENCE, S57°14'29"W, A DISTANCE OF 55.38 FEET TO THE EAST RIGHT-OF-WAY LINE OF NORTHWEST FEDERAL HIGHWAY (U.S. HIGHWAY 1) AND LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2725, PAGE 1871, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE, S89°22'29"E, A DISTANCE OF 51.36 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF NORTHWEST JENSEN BEACH BOULEVARD (STATE ROAD 707A); THENCE, S89°22'29"E, A DISTANCE OF 182.67 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 848,478 SQUARE FEET (19.4 ACRES) MORE OR LESS.

PARKING SUMMARY

- 461 REGULAR PARKING SPACES
- 41 HANDICAP PARKING SPACES
- 524 PARKING SPACES TOTAL

SURVEYORS CERTIFICATION

TO, TITLEBLITY NATIONAL, TITLE INSURANCE COMPANY, IS, AND ABSTRACT INC., JENSEN BEACH EQUITIES, LLC, WELLS FARGO, NATIONAL ASSOCIATION, ITS SUCCESSORS AND/OR INTERESTS, AND TITLE COMMITMENT #AC818438.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTAACSM LAND TITLE SURVEYS JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(B), 7(A)(1), 7(C), 8, 9, 11(A), 13, 16, 17 AND 18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 6-6-2014.

DATE OF PLAT OR MAP: 3-12-2018 (SIGNED) _____ (SEAL)

REGISTRATION NO. 5891

REVISION	DATE	THIS SURVEY WAS MADE UNDER ANY DIRECTION, PRINTED COPIES OF THIS DOCUMENT ARE NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
REVISED	3/12/2018	
REVISION	3/12/2018	

KCI JOB #251800891A

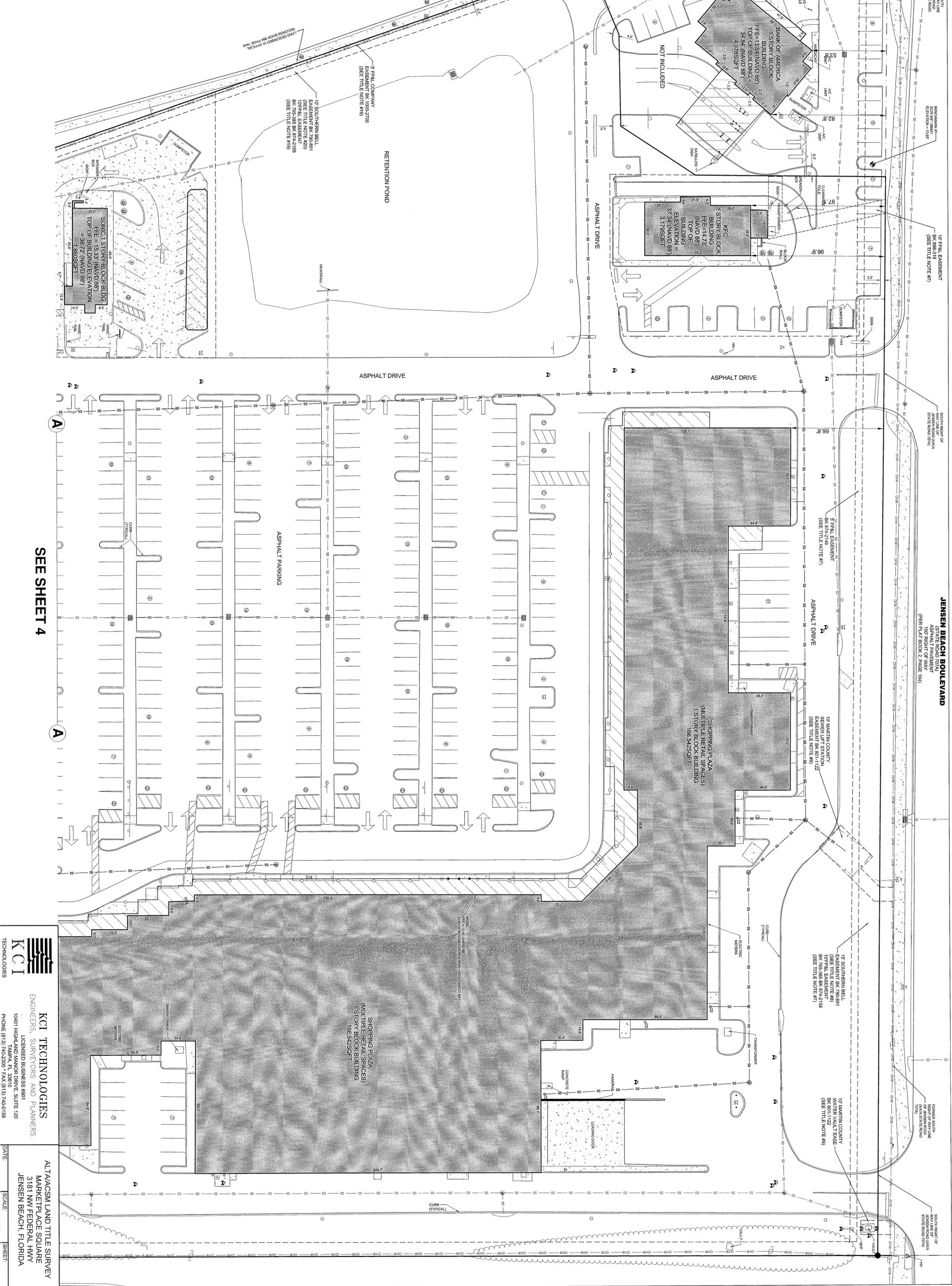
STEVEN E. BURBETT
 LICENSED PROFESSIONAL SURVEYOR & MAPPER NO. 5891



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ALTAACSM LAND TITLE SURVEY
 MARKETPLACE SQUARE
 3181 NW FEDERAL HWY
 JENSEN BEACH, FLORIDA

DATE	SCALE	SHEET
JULY 28, 2014	NTS	1 OF 4



SEE SHEET 4

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ALTAACSM LAND TITLE SURVEY
MARKETPLACE SQUARE
3181 NW FEDERAL HWY
JENSEN BEACH, FLORIDA

DATE: JULY 29, 2014
SCALE: 1" = 30'
SHEET: 3 OF 4

