

LEGAL DESCRIPTIONS:
(OVERALL PARCEL)
 BEGINNING 204.23 FEET SOUTH OF THE NORTHEAST CORNER OF THE ONE-QUARTER OF SECTION 12, TOWNSHIP 33 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA, RUN SOUTH 00°10'16" WEST ALONG THE EAST LINE OF SAID ONE-QUARTER OF SECTION 12, TOWNSHIP 33 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA, A DISTANCE OF 180.15 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID EAST LINE RUN NORTH 89°59'10" WEST A DISTANCE OF 407.16 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY #1 (AN 80 FOOT WIDE RIGHT-OF-WAY) AND THE SOUTHEAST CORNER OF THE FOREMENTIONED PARCEL DESCRIBED IN OFFICIAL RECORD BOOK 1187, PAGE 544; THENCE CONTINUE NORTH 89°59'10" WEST ALONG THE SOUTH LINE OF SAID PARCEL DESCRIBED IN OFFICIAL RECORD BOOK 1187, PAGE 544, ALSO BEING THE NORTH LINE OF PART OF VERO MALL PD "A PLANNED DEVELOPMENT" AS RECORDED IN PLAT BOOK 16, PAGE 78, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA, A DISTANCE OF 571.43 FEET TO THE POINT OF BEGINNING; FROM THE POINT OF BEGINNING CONTINUE NORTH 89°59'10" WEST A DISTANCE OF 349.74 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF FLORIDA EAST COAST RAILWAY (A 100 FOOT WIDE RIGHT-OF-WAY); THENCE RUN NORTH 18°24'57" WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 180.15 FEET TO THE NORTH LINE OF THE FOREMENTIONED PARCEL DESCRIBED IN OFFICIAL RECORD BOOK 1187, PAGE 544; THENCE RUN SOUTH 90°00'00" EAST ALONG SAID NORTH LINE A DISTANCE OF 407.16 FEET; THENCE RUN SOUTH 00°10'16" WEST A DISTANCE OF 171.01 FEET TO THE POINT OF BEGINNING.
 SAID PARCEL CONTAINING 3.73 ACRES, MORE OR LESS.

LEGAL DESCRIPTION (PARCEL 1):
 A PARCEL OF LAND LOCATED IN THE SOUTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 12, TOWNSHIP 33 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA, RUN SOUTH 00°10'16" WEST ALONG THE EAST LINE OF SAID ONE-QUARTER OF SECTION 12, TOWNSHIP 33 SOUTH, RANGE 39 EAST, INDIAN RIVER COUNTY, FLORIDA, A DISTANCE OF 180.15 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID EAST LINE RUN NORTH 89°59'10" WEST A DISTANCE OF 407.16 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY #1 (AN 80 FOOT WIDE RIGHT-OF-WAY) AND THE SOUTHEAST CORNER OF THE FOREMENTIONED PARCEL DESCRIBED IN OFFICIAL RECORD BOOK 1187, PAGE 544; THENCE CONTINUE NORTH 89°59'10" WEST ALONG THE SOUTH LINE OF SAID PARCEL DESCRIBED IN OFFICIAL RECORD BOOK 1187, PAGE 544, ALSO BEING THE NORTH LINE OF PART OF VERO MALL PD "A PLANNED DEVELOPMENT" AS RECORDED IN PLAT BOOK 16, PAGE 78, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA, A DISTANCE OF 571.43 FEET TO THE POINT OF BEGINNING; FROM THE POINT OF BEGINNING CONTINUE NORTH 89°59'10" WEST A DISTANCE OF 349.74 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF FLORIDA EAST COAST RAILWAY (A 100 FOOT WIDE RIGHT-OF-WAY); THENCE RUN NORTH 18°24'57" WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 180.15 FEET TO THE NORTH LINE OF THE FOREMENTIONED PARCEL DESCRIBED IN OFFICIAL RECORD BOOK 1187, PAGE 544; THENCE RUN SOUTH 90°00'00" EAST ALONG SAID NORTH LINE A DISTANCE OF 407.16 FEET; THENCE RUN SOUTH 00°10'16" WEST A DISTANCE OF 171.01 FEET TO THE POINT OF BEGINNING.
 SAID PARCEL CONTAINING 64,899 SQUARE FEET OR 1.48 ACRES, MORE OR LESS.
 SUBJECT TO ALL EASEMENTS, RESTRICTIONS, RESERVATIONS, ABANDONMENTS AND RIGHTS-OF-WAY OF RECORD.

GENERAL NOTES:

- UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.
- NO SEARCH OF THE PUBLIC RECORDS WAS MADE BY THIS FIRM OR SURVEYOR FOR EASEMENTS, RESERVATIONS, ABANDONMENTS, RESTRICTIONS AND / OR RIGHTS-OF-WAY.
- NO FOUNDATIONS OR UNDERGROUND UTILITIES HAVE BEEN FIELD LOCATED PER THIS SURVEY, UNLESS OTHERWISE NOTED.
- BEARINGS SHOWN ARE BASED UPON THE ASSUMED BEARING OF NORTH 00°10'16" EAST BETWEEN FOUND/SET MONUMENTATION ALONG THE WEST RIGHT-OF-WAY OF U.S. HIGHWAY NUMBER 1.
- THE SURVEY FIELD WORK WAS ORIGINALLY COMPLETED ON JULY 21, 2004. THE SITE WAS REVISITED ON FEBRUARY 18, 2005 TO LOCATE FORM BOARDS AND OBSERVE TOP OF FORM ELEVATIONS.
- FLOOD ZONE "X" PER FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) NUMBER 12061C0165 E, NUMBER 120119, PANEL 0166, SUFFIX E, MAP INDEX DATED JUNE 30, 1999.
- THE DESCRIPTION SHOWN HEREON IN QUOTES WAS FURNISHED BY THE CLIENT. TITLE COMMITMENT FURNISHED BY THE CLIENT WAS PREPARED BY ATTORNEYS' TITLE INSURANCE FUND, INC. COMMITMENT # CF-7102067, WITH AN EFFECTIVE DATE OF APRIL 25, 2004 @ 11:00PM. ALL OTHER DESCRIPTIONS SHOWN HEREON HAVE BEEN PREPARED BY THE PROFESSIONAL SURVEYOR AND MAPPER.
- UNLESS A COMPARISON IS SHOWN, RECORD VALUES AND OBSERVED VALUES ARE THE SAME.
- SURVEYOR NOTE: THERE ARE ADDITIONAL EASEMENTS AND INFORMATION SHOWN HEREON FROM PREVIOUS SURVEYS. OFFICIAL RECORD AND DEED BOOKS REFERENCED ON THIS SURVEY ARE RECORDED IN INDIAN RIVER COUNTY, FLORIDA.
- THIS SURVEY DOES NOT INTEND TO DETERMINE OR REFLECT OWNERSHIP.

LEGEND:

⊙	CONCRETE/STEEL LIGHT POST	ELMNL	ELECTRIC PANEL TYPICAL	P.S.M.	PROFESSIONAL SURVEYOR AND MAPPER
⊙	CONCRETE UTILITY POLE	TY	SATELLITE DISH	LB 205	LICENSED BUSINESS 205
⊙	WOOD UTILITY POLE WITH ANCHOR	SAH	CONCRETE WITH GUARD POSTS	DB	DEED BOOK
⊙	8" HIGH CYCLE FENCING	COI	PARKER KALON NAIL WITH BRASS DIAMETER	ORB	OFFICIAL RECORD BOOK
⊙	OVER HEAD ELECTRIC	W/D	POINT OF BEGINNING	PG	PAGE
⊙	SANITARY MANHOLE	P.K.	POINT OF COMMENCEMENT	P.A.	PROFESSIONAL ASSOCIATION
⊙	SOUTH BELL TELEPHONE BOX	W/S	THE NATIONAL GEODETIC VERTICAL DATUM OF 1929	C&G	CURB AND CUTTER
⊙	WELL	R :	THE NORTH AMERICAN VERTICAL DATUM OF 1988	ESMT.	EASEMENT
⊙	CATCH BASIN	T :		CBS	CONCRETE BLOCK STRUCTURE
⊙	WATER METER	NW		ONE	OVER HEAD ELECTRIC
⊙	GUARD POST	SE		ONC	OVER HEAD CABLE
⊙	TRAFFIC SIGN	P.C		G	GRASS
⊙	FORD SIGN	N.G.1929		A/C	AIR CONDITION
		N.A.1988		ALUM.	ALUMINUM
				WPP	WOOD POWER POLE
				EOP	EDGE OF PAVEMENT

VERTICAL CONTROL INFORMATION:

- PROJECT BENCHMARK: FLORIDA DEPARTMENT OF TRANSPORTATION DISK IN CONCRETE SIDEWALK 50' NORTH OF THE NORTHEAST CORNER OF THE SUBJECT PROPERTY STAMPED "SR5-88-02-B8" SHOWN HEREON.
 PUBLISHED ELEVATION=11.529' N.A.V.D. 1988
 ELEVATION=13.009' N.G.V.D. 1929
- ALL ELEVATIONS SHOWN HEREON HAVE BEEN CONVERTED TO AND ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (N.G.V.D. 1929). ELEVATIONS WERE ORIGINALLY ESTABLISHED BY CARTER ASSOCIATES, INC. (C.A.I.) BASED ON FLORIDA DEPARTMENT OF TRANSPORTATION BENCHMARK "SR5-88-02-B8" PUBLISHED ON THE NORTH AMERICAN DATUM OF 1988. A HEIGHT CONVERSION WAS PERFORMED FROM THE NATIONAL GEODETIC SURVEY CONVERSION PROGRAM VERTCON (NORTH AMERICAN VERTICAL DATUM CONVERSION UTILITY), VERSION 2.0. THE ACCURACY OF THE CONVERSION AS PUBLISHED BY THE NATIONAL GEODETIC SURVEY (N.G.S.) / NATIONAL OCEANIC ATMOSPHERIC ADMINISTRATION (N.O.A.) IS ESTIMATED TO BE 2 CENTIMETERS (RMS) (ONE SIGMA) AT THE DATA POINTS USED TO DEFINE THE MODEL. THE HEIGHT CONVERSION FORMULA IS: N.A.V.D. 88 MINUS THE CALCULATED DATUM CONVERSION = N.G.V.D. 1929. IN THIS CASE, -0.445 METERS OR -1.48 FEET WAS ADDED TO THE N.A.V.D. 88 ELEVATION FOR THE HEIGHT CONVERSION (N.A.V.D. 88 MINUS (-1.48)).
- TEMPORARY BENCHMARK: TOP OF P.K. NAIL AND DISK STAMPED "TRAV. PT. LB 205" SHOWN HEREON. ELEVATION=12.89 (N.G.V.D. 1929).

ABBREVIATIONS:

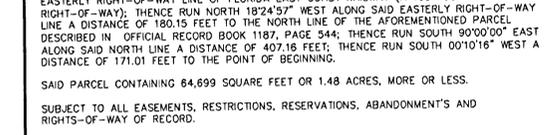
P.S.M.	PROFESSIONAL SURVEYOR AND MAPPER
LB 205	LICENSED BUSINESS 205
DB	DEED BOOK
ORB	OFFICIAL RECORD BOOK
PG	PAGE
P.A.	PROFESSIONAL ASSOCIATION
C&G	CURB AND CUTTER
ESMT.	EASEMENT
CBS	CONCRETE BLOCK STRUCTURE
ONE	OVER HEAD ELECTRIC
ONC	OVER HEAD CABLE
G	GRASS
A/C	AIR CONDITION
ALUM.	ALUMINUM
WPP	WOOD POWER POLE
EOP	EDGE OF PAVEMENT

SITE INFORMATION:
 ADDRESS: 1335 U.S. HIGHWAY #1
 PARCEL ID: 33391200000300000044.0

CERTIFIED TO:
 MALL CENTER, LLC, A FLORIDA LIMITED LIABILITY COMPANY

DAVID E. LUTHEJE, P.S.M.
 FLORIDA REGISTRATION NO. 5728
 CARTER ASSOCIATES, INC., LB 205

SIGNATURE DATE: 7-25-05



REVISIONS:

NO.	DATE	BY	DESCRIPTION
1	7/1/04	DEL.	DATE
2	7/1/04	DEL.	DWG BY
3	7/1/04	DEL.	APP'D BY
4	7/1/04	DEL.	H. SCALE
5	7/1/04	DEL.	V. SCALE
6	7/1/04	DEL.	PROJ. NO.
7	7/1/04	DEL.	SHEET 1 OF 2
8	7/1/04	DEL.	DWG# 15072 C2

CARTER ASSOCIATES, INC.
 CONSULTING ENGINEERS AND LAND SURVEYORS
 1708 21ST STREET
 VERO BEACH, FLORIDA 32960-3472
 772-682-4191 (TEL)
 772-682-7180 (FAX)

BOUNDARY SURVEY
 FOR
PREPARED FOR MALL CENTER, LLC
 PART OF THE SOUTHEAST 1/4 OF THE
 NORTHWEST 1/4 OF SECTION 12
 TOWNSHIP 33 SOUTH, RANGE 39 EAST

REVISED: 2/16/05, UPDATE SURVEY UNDER 1708 21ST STREET, VERO BEACH, FLA.
 REVISION: 9/18/04, RECORDED, F.A.I.

Farmland PM to be described by J. M. ...
 2004112930
 SP-MA-0410-11