

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

FURNISHED TITLE INFORMATION:

THIS SURVEYOR HAS BEEN PROVIDED BY "FIDELITY NATIONAL TITLE INSURANCE COMPANY" SCHEDULED "B-II" (EXCEPTIONS), ORDER NO. 6804945, DATED JANUARY 24, 2018 AT 11:00 P.M. THE FOLLOWING ITEMS ARE DESCRIBED WITH RELEVANCE ONLY TO SUBJECT PARCEL.

- 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 FORM. (NOT A MATTER OF SURVEY)
- TAXES AND ASSESSMENTS FOR THE YEAR 2018 AND SUBSEQUENT YEARS, WHICH ARE NOT YET DUE AND PAYABLE. (NOT A MATTER OF SURVEY)
- STANDARD EXCEPTIONS:
 - 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)
 - RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS. (NONE PROVIDED OR OBSERVED UNLESS SHOWN ON THIS SURVEY)
 - 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)
 - TAXES OR ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS IN THE PUBLIC RECORDS. (NOT A MATTER OF SURVEY)
- ANY CLAIM THAT ANY PORTION OF THE INSURED LAND IS SOVEREIGN LANDS OF THE STATE OF FLORIDA, INCLUDING SUBMERGED, FILLED OR ARTIFICIALLY EXPOSED LANDS ACCRETED TO SUCH LAND. (NOT A MATTER OF SURVEY)
- ANY LIEN PROVIDED BY COUNTY ORDINANCE OR BY CHAPTER 159, FLORIDA STATUTES, IN FAVOR OF ANY CITY, TOWN, VILLAGE OR PORT AUTHORITY FOR UNPAID SERVICE CHARGES FOR SERVICE BY ANY WATER, SEWER OR GAS SYSTEM SUPPLYING THE INSURED LAND. (NOT A MATTER OF SURVEY)
- MEMORANDUM OF LEASE BY AND BETWEEN COMPSON ASSOCIATES OF FLORIDA, LTD., A FLORIDA LIMITED PARTNERSHIP AND D-CARR INVESTMENTS, INC., A MISSOURI CORPORATION AS RECORDED IN OFFICIAL RECORDS BOOK 874, PAGE 2152 (SHOWN HEREON); OFFICIAL RECORDS BOOK 874, PAGES 2146 (SHOWN HEREON) AND 2158 (SHOWN HEREON); OFFICIAL RECORDS BOOK 898, PAGES 319 (SHOWN HEREON) AND 321 (RELATES TO THE BANK OF AMERICA PORTION OF THIS SURVEY, EASEMENT EXHIBIT IS NOT LEGIBLE) AND OFFICIAL RECORDS BOOK 1005, PAGE 2700 (SHOWN HEREON), OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.
- EASEMENT IN FAVOR OF SOUTHERN BELL TELEPHONE & TELEPHONE COMPANY CONTAINED IN EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 790, PAGE 891, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA. (SHOWN HEREON)
- 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)
- RESTRICTIONS, COVENANTS AND CONDITIONS AS CONTAINED IN THE COVENANT RUNNING WITH THE LAND RECORDED IN OFFICIAL RECORDS BOOK 825, PAGE 1361, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA. (NOT A MATTER OF SURVEY)
- DEVELOPER'S WATER SERVICE AGREEMENT BETWEEN MARTIN COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA AND COMPSON ASSOCIATES OF FLORIDA LTD., AS RECORDED IN OFFICIAL RECORDS BOOK 769, PAGE 768, AS ASSIGNED OFFICIAL RECORDS BOOK 1051, PAGE 2164 AND OFFICIAL RECORDS BOOK 1081, PAGE 807 AND FIRST AMENDMENT RECORDED IN OFFICIAL RECORDS BOOK 1335, PAGE 1696, ALL AS RECORDED IN THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, FURTHER ASSIGNED IN OFFICIAL RECORDS BOOK 2735, PAGE 1585, AND PARTIALLY ASSIGNED IN OFFICIAL RECORDS BOOK 2900, PAGE 1700. (NOT A MATTER OF SURVEY)
- DEVELOPER'S WASTEWATER SERVICE AGREEMENT BETWEEN MARTIN COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA AND COMPSON ASSOCIATES OF FLORIDA LTD., AS RECORDED IN OFFICIAL RECORDS BOOK 794, PAGE 2824, AS ASSIGNED IN OFFICIAL RECORDS BOOK 1051, PAGE 2164 AND OFFICIAL RECORDS BOOK 1081, PAGE 807, ALL AS RECORDED IN THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, FURTHER ASSIGNED IN OFFICIAL RECORDS BOOK 2735, PAGE 1585, AND PARTIALLY ASSIGNED IN OFFICIAL RECORDS BOOK 2900, PAGE 1700. (NOT A MATTER OF SURVEY)
- THE TERMS, PROVISIONS AND CONDITIONS CONTAINED IN THAT CERTAIN MINOR DEVELOPMENT ORDER RECORDED IN OFFICIAL RECORDS BOOK 2326, PAGE 369. (RELATES TO THE SONIC PORTION OF THIS SURVEY, NOTHING PLOTTABLE)
- THE TERMS, PROVISIONS AND CONDITIONS CONTAINED IN THAT CERTAIN UNITY OF TITLE RECORDED IN OFFICIAL RECORDS BOOK 2326, PAGE 373. (SHOWN HEREON)
- 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)
- MEMORANDUM OF LEASE BETWEEN KIMCO STUART 619, INC. AND BLAZIN WINGS, INC., DATED JUNE 9, 2014, RECORDED IN OFFICIAL RECORDS BOOK 2727, PAGE 1413. (NOT A MATTER OF SURVEY)
- DECLARATION OF RESTRICTIVE COVENANTS AND RECIPROCAL EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 2900, PAGE 1671. (SHOWN HEREON)
- NOTICE OF LIEN PROHIBITION UNDER SECTION 713.10 FLORIDA STATUTES RECORDED IN OFFICIAL RECORDS BOOK 2901, PAGE 156 (NOT A MATTER OF SURVEY)
- RIGHTS OF TENANTS OCCUPYING ALL OR PART OF THE INSURED LAND UNDER UNRECORDED LEASES OR RENTAL AGREEMENTS. (NOT A MATTER OF SURVEY)

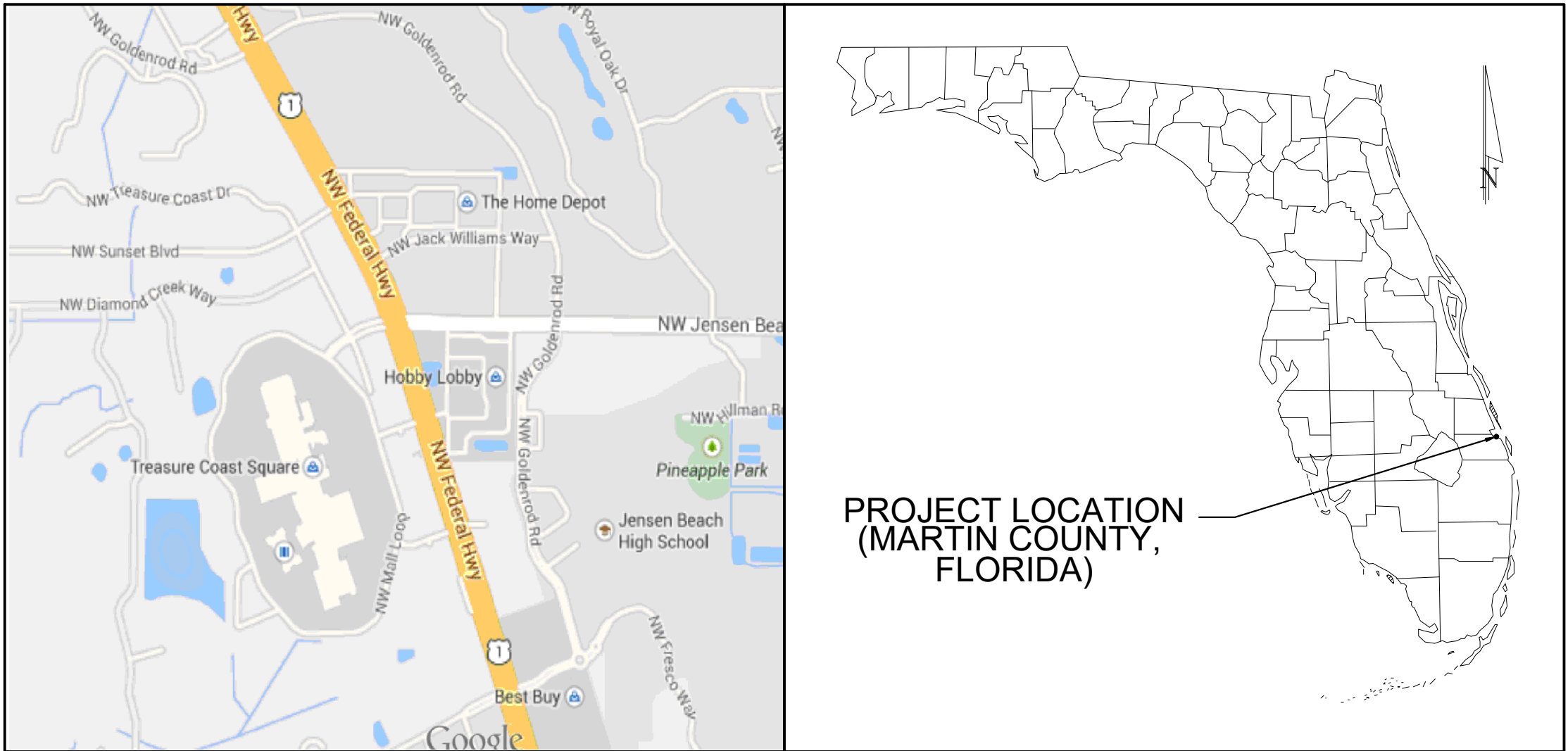
SHEET INDEX

SHEET 1	TITLE PAGE, SURVEYOR'S 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

	= FIRE DEPARTMENT CONNECTION		= UTILITY POLE
	= HYDRANT		= ELECTRIC METER
	= SIGN		= BOLLARD
	= LIGHT POLE		= GAS VALVE
	= SPOT LIGHT		= GAS METER
	= WATER METER		= DEED
	= WATER VALVE		= CALCULATED
	= STORM DRAIN PIPE		= MEASURED
	= SANITARY PIPE		= FOUND CAPPED IRON ROD
	= PARKING SPACE		= LICENSED BUSINESS
	= GRATE INLET		= POLY VINYL CHLORIDE
	= SANITARY MANHOLE		= STRUCTURE
	= STORM MANHOLE		= TELEPHONE PEDESTAL
	= CLEANOUT		= HANDICAPPED
	= TRAFFIC SIGNAL VAULT		= BUILDING OVERHANG
	** = INDICATES THAT EASEMENT IS CONTIGUOUS WITH SUBJECT PARCEL		



VICINITY MAP
NOT TO SCALE

LOCATOR MAP
NOT TO SCALE

SURVEYOR'S NOTES:

- THIS IS A BOUNDARY AND ALTA/ACSM LAND TITLE SURVEY ONLY, MADE ON THE GROUND UNDER THE SUPERVISION OF A FLORIDA LICENSED SURVEYOR AND MAPPER, AND MEETS THE HORIZONTAL AND VERTICAL ACCURACY FOR THIS PROPERTY'S EXPECTED USE.
 - BEARINGS ARE BASED ON THE SOUTHERLY RIGHT-OF-WAY LINE OF JENSEN BEACH BOULEVARD, AS BEING S89°22'46"E. GRID
 - THE SUBJECT PARCEL IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION "X", BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, AS SCALED FROM FLOOD INSURANCE RATE MAP NUMBER 12085C 0132F, WITH AN EFFECTIVE DATE OF OCTOBER 4, 2002.
 - THIS BOUNDARY SURVEY WAS CONDUCTED FOR THE PURPOSE OF AN ALTA/ACSM 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.
 - KCI TECHNOLOGIES RELIED ENTIRELY ON "FIDELITY NATIONAL TITLE INSURANCE COMPANY", ORDER NO.: 6804945, 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 DEPICTED ON THIS SURVEY.
 - A SCRIVENER'S ERROR WAS FOUND IN THE LEGAL DESCRIPTION PROVIDED IN EXHIBIT "A" OF FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT ORDER NO. 6804945 DATED 1/24/2018. THE CORRECTIONS WERE MADE AND SHOWN UNDERLINED IN THE PROPERTY DESCRIPTION ABOVE.
 - ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE MONUMENT DESIGNATED "N517" PER THE NATIONAL GEODETIC SURVEY WEBSITE (HTTP://WWW.LABINS.ORG), NORTH AMERICAN VERTICAL DATUM OF 1988. ON SITE ELEVATIONS ARE AS FOLLOWS:
BENCHMARK NO. 1, ELEVATION = 13.85 FEET
BENCHMARK NO. 2, ELEVATION = 14.01 FEET
 - NO UNDERGROUND UTILITIES, UNDERGROUND ENCROACHMENTS OR BUILDING FOUNDATIONS WERE OBSERVED AS A PART OF THIS SURVEY, UNLESS OTHERWISE SHOWN.
 - THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
 - THE FIELD SURVEY WAS COMPLETED ON 02-20-2018
 - ADDITIONS AND/OR DELETIONS TO THIS SURVEY MAP, BY OTHER THAN THE SINGING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
 - SETBACKS AND ZONING REQUIREMENTS ARE PER ZONING-INFO, INC. AS PROVIDED BY CLIENT.
- ZONE = "B-1" BUSINESS DISTRICT (SUBJECT TO THE "GC" GENERAL COMMERCIAL DISTRICT STANDARDS PER COVENANT NUMBER 50)
FRONT = 20 FEET
SIDE = NONE, EXCEPT WHERE A B-1 DISTRICT LIES ADJACENT TO A RESIDENTIAL OR IS SEPARATED ONLY BY A ROAD, NO BUILDING SHALL BE BUILT WITHIN 20 FEET OF A COMMON PROPERTY LINE, AND A LANDSCAPE BUGGER STRIP SHALL BE PROVIDED BETWEEN THE TWO USES WITH.
REAR = 20 FEET
BUILDING HEIGHTS = 35 FEET
- THIS SURVEYOR HAS REVIEWED THE SURVEYED PROPERTY. VISIBLE ENCROACHMENTS (IF ANY) OVER SETBACKS, EASEMENTS AND BOUNDARY LINES ARE DEPICTED HEREON.
 - AN ELECTRONIC SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY STEVEN E. BURNETT, PSM ON THE DATE/TIME 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 FIDELITY NATIONAL TITLE INSURANCE COMPANY, ORDER NO.: 6804945, DATED 01/24/2018. (INTENDED TO BE A PORTION OF LANDS DESCRIBED IN O.R. BOOK 2735, 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 THE EAST LINE OF SAID SECTION 19; THENCE S00°10'20"W, ALONG SAID EAST SECTION LINE, A DISTANCE OF 10.00 FEET TO THE SOUTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 765, PAGE 332 AND THE POINT OF BEGINNING; THENCE CONTINUE S00°10'20"W, ALONG THE SAID EAST SECTION LINE, A DISTANCE OF 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 N18°58'10"W, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 205.40 FEET TO A POINT OF INTERSECTION WITH LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 984 PAGE 1645; THENCE DEPARTING SAID EAST RIGHT OF WAY LINE AND ALONG THE EAST LINE OF SAID LAND DESCRIBED IN OFFICIAL RECORDS BOOK 984, PAGE 1645 FOR THE NEXT THREE(3) COURSES, N15°10'38"W, A DISTANCE OF 45.37 FEET; THENCE N18°58'09"W, A DISTANCE OF 855.65 FEET; THENCE DEPARTING SAID EAST LINE N34°39'21"E, A DISTANCE OF 54.36 FEET TO A POINT ON THE SOUTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 765, PAGE 332; THENCE S89°22'46"E, ALONG SAID SOUTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 765, PAGE 332, A DISTANCE OF 958.39 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 RECIPROCAL EASEMENT AGREEMENT, BY LG US 1 & JENSEN BEACH BLVD, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS DECLARANT RECORDED IN OFFICIAL RECORDS BOOK 2900, PAGE 1671, 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 10.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF NORTHWEST JENSEN BEACH BOULEVARD (STATE ROAD 707A) AND THE SOUTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 765, PAGE 332, OF SAID PUBLIC RECORDS; THENCE N89° 22'46"W ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 775.72 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°04'06"W, A DISTANCE OF 66.11 FEET; THENCE, S67°14'28"W, A DISTANCE OF 56.38 FEET TO THE EAST RIGHT OF WAY LINE OF NORTHWEST FEDERAL HIGHWAY (U.S. HIGHWAY 1) AND LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2735, PAGE 201, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE, ALONG SAID EAST RIGHT-OF WAY LINE N18°58'09"W A DISTANCE OF 180.70 FEET; THENCE, N34°39'21"E, A DISTANCE OF 54.36 FEET TO SAID SOUTH RIGHT-OF-WAY LINE OF NORTHWEST JENSEN BEACH BOULEVARD (STATE 707A); THENCE, S89°22'46"E ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 182.67 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 846,479 SQUARE FEET (19.4 ACRES) MORE OR LESS.

PARKING SUMMARY

481 REGULAR PARKING SPACES
41 HANDICAP PARKING SPACES
524 PARKING SPACES TOTAL

SURVEYORS CERTIFICATION

TO, FIDELITY NATIONAL TITLE INSURANCE COMPANY; ISLAND ABSTRACT INC.; JENSEN BEACH EQUITIES, LLC; WELLS FARGO, NATIONAL ASSOCIATION, ITS SUCCESSORS AND/OR INTEREST; AND TITLE COMMITMENT #NACS18-038:

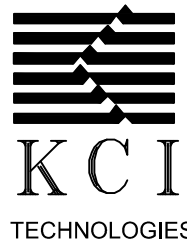
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(B), 7(A)(B)(1), 7(C), 8, 9, 11(A), 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

REV#	REVISION	DATE
0	ISSUED	3/12/18
1	REVISED	3/19/18
	TYPOGRAPHICAL ERROR	

THIS SURVEY WAS MADE UNDER MY DIRECTION. PRINTED COPIES OF THIS DOCUMENT ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

STEVEN E. BURNETT
FLORIDA PROFESSIONAL
SURVEYOR & MAPPER NO. 5891



KCI TECHNOLOGIES
ENGINEERS, SURVEYORS AND PLANNERS
LICENSED BUSINESS 6901
10401 HIGHLAND MANOR DRIVE, SUITE 120
TAMPA, FL 33610
PHONE (813) 740-2300 * FAX (813) 740-0159

ALTA/ACSM LAND TITLE SURVEY
MARKETPLACE SQUARE
3181 NW FEDERAL HWY
JENSEN BEACH, FLORIDA

DATE: JULY 29, 2014
SCALE: NTS
SHEET: 1 OF 4

SEE SHEET 3

