

THE INDUSTRIAL PARK AT AVONLEA

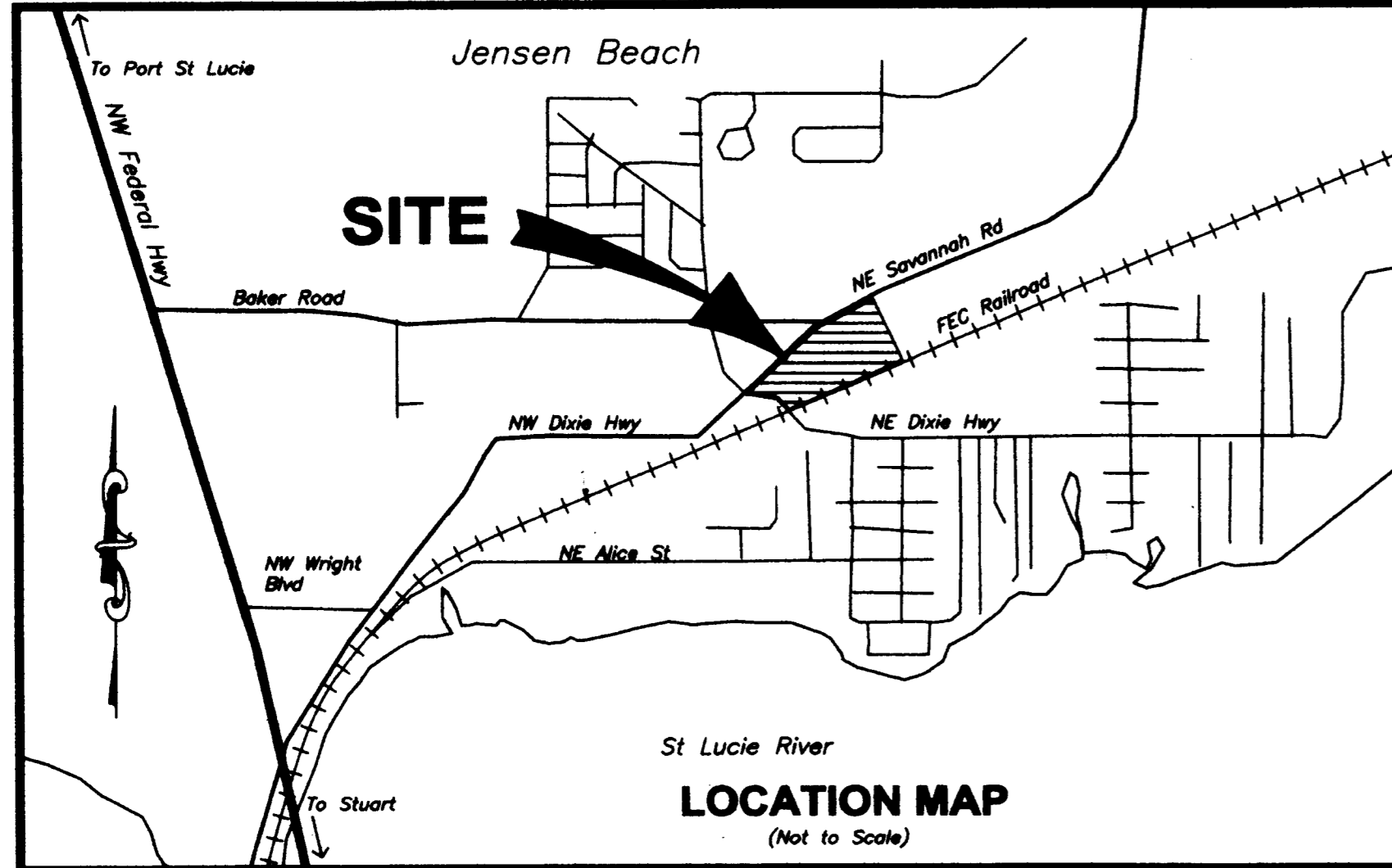
A SUBDIVISION LYING IN SECTION 28 , TOWNSHIP 37 SOUTH, RANGE 41 EAST, CITY OF STUART, MARTIN COUNTY, FLORIDA.

CLERKS RECORDING CERTIFICATE
 I, MARSHA EWING, CLERK OF THE CIRCUIT COURT OF MARTIN COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN PLAT BOOK 16, PAGE 53, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS, THIS 8th DAY OF May, 2007.

Marsha Ewing
 MARSHA EWING, CLERK OF THE CIRCUIT COURT
 MARTIN COUNTY, FLORIDA.

FILE NUMBER 2012015 BY *Joselyn A. Caputo*
 DEPUTY CLERK

28-37-41-014.000-0000.0
SUBDIVISION PARCEL CONTROL NO.



Title Certificate

I, CAROL S. WAXLER, a member of the Florida Bar, hereby certifies that the following described real property is vested in The Industrial Park at Avonlea, LLC, a Florida limited liability company, as of the date of this Title Certificate:

1. That portion of the South 1/4 of the Southwest 1/4, lying Northerly of FEC Railway and State Road 707, and lying Southerly of N.E. Savannah Road and Lot 11, Glutsch's Subdivision lying North of Railway and South of State Road 723 (less East 330 feet), Section 28, Township 37 South, Range 41 East, Martin County, Florida.
2. Such title is subject to the following:
 - a) Mortgage to First People's Bank recorded 3/5/04 in OR Book 1872, Page 1841 Public Records of Martin County.
 - b) All taxes that are due and payable pursuant to Section 197.192 F.S., have been paid.

Dated this 15th day of February, 2007.

Carol S. Waxler
 Carol S. Waxler, Esq.
 Fl. Bar No. 0380997
 14 SE Sailfish Lane
 Stuart, Fl. 34994
 Tel: 772-692-1122
 Fax: 772-692-4731

General Notes

1. 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.
2. There may be additional restrictions that are not shown on this plat which may be found in the public records of Martin County, Florida.
3. Bearings are referenced to the bearing for the centerline of State Road 723 as shown on Florida Department of Transportation Right-of-Way Map Section 89504-2601 between baseline station 10+00.00 and baseline station 21+79.10. Said Bearing N 50°28'01" E.
4. Plat contains 9.31 acres.
5. Plat contains 57 lots.
6. Velcon Group, Inc. sets a permanent reference monument and a permanent control point with the License Business Number of 4942.
7. Wetlands delineated by South Florida Water Management District.

Certificate of Ownership and Dedication

Known all men by these presents that: The Industrial Park at Avonlea, LLC, A Florida Limited Liability Company, the owners of the land described and shown on this plat of THE INDUSTRIAL PARK AT AVONLEA, has caused the same to be surveyed and platted as shown hereon and does hereby dedicate the lands as follows:

1. Common Areas shown on this plat of THE INDUSTRIAL PARK AT AVONLEA are hereby dedicated to THE INDUSTRIAL PARK AT AVONLEA PROPERTY OWNERS ASSOCIATION, Inc., for the purposes of Utilities, landscape improvements, signs, entry features and other uses consistent with the City of Stuart zoning and land development regulations. The City of Stuart shall bear no responsibility, duty or liability regarding said common areas.
2. The wetlands, wetland buffers and upland preserve areas as shown hereon are hereby dedicated to THE INDUSTRIAL PARK AT AVONLEA PROPERTY OWNERS ASSOCIATION, Inc., and are declared to be conservation areas. Said conservation areas shall be the perpetual maintenance responsibility of said association and they may in no way be altered from their natural state without the approval of appropriate State, Federal and/or local agencies. Activities prohibited within conservation areas include, but are not limited to, construction or placing of buildings on or above the grounds; dumping or placing of soil or other substances such as trash; removal or destruction of trees, shrubs, or other vegetation; excavation, dredging or removal of soil materials; diking or fencing; or any other activities detrimental to drainage, flood control, water conservation, erosion control, or fish and wildlife habitat conservation or preservation. The City of Stuart shall bear no responsibility, duty or liability regarding such wetland, wetland buffer and upland preserve areas.
3. Tract A as shown hereon is hereby dedicated to Martin County utilities for access to, installation and maintenance of water lines and appurtenant facilities. Martin County has regulatory authority over, but shall bear no responsibility, duty or liability regarding said easement.

Acknowledgment

STATE OF FLORIDA
 COUNTY OF MARTIN

The foregoing instrument was acknowledged before me this 15th day of February, 2007 by CAROL S. WAXLER who is personally known to me.

Sandra L. Tsiartao
 NOTARY PUBLIC
 Name: SANDRA L. TSIARTAO
 My Commission No. DD340743
 My Commission Expires: 7/25/08

Mortgage Holders Consent

State of Florida
 County of Martin

Know all men by these presents, that First People's Bank, mortgagee, is the holder of that certain mortgage encumbering the lands described hereon and recorded in Official Records book 1872, page 1841, of the public records of Martin County, Florida, and does hereby join and consent to this plat for the uses and purposes herein set forth, signed and sealed this 15th day of February, 2007.

ATTEST: *[Signature]* BY: *[Signature]*
 Title: Notary Public Title: Notary Public

WITNESS: *[Signature]* WITNESS: *[Signature]*

Acknowledgement for Consent

State of Florida
 County of Martin

The foregoing instrument was acknowledged before me this 15th day of February, 2007, by Carol S. Waxler, as Owner of First People's Bank

He is personally known to me or [] has produced *[Signature]* as identification.

[Signature]
 NOTARY PUBLIC

City Commission Approval

THIS PLAT IS HEREBY APPROVED BY THE UNDERSIGNED ON THE DATES INDICATED:

DATE: May 22, 2006
 DATE: May 22, 2006
 DATE: May 22, 2006
 DATE: May 22, 2006
 DATE: May 22, 2006

CITY VICE-MAYOR: *[Signature]* MARY HUTCHINSON
 CITY CLERK: *[Signature]* CHERIE WHITE
 CITY ATTORNEY: *[Signature]* PAUL J. NICOLETTI
 CITY ENGINEER: *[Signature]* JOSEPH CAPRA P.E.
 PLAT REVIEWER: *[Signature]* GREGORY FLEMING, P.S.M.

Certificate of Surveyor and Mapper

I, ROBERT F. KEMERSON, HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, THAT SUCH SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SUCH SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED, AS REQUIRED BY LAW; AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL OF THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND APPLICABLE ORDINANCES OF MARTIN COUNTY, FLORIDA.

[Signature] 2-13-07
 ROBERT F. KEMERSON
 PROFESSIONAL SURVEYOR AND MAPPER
 STATE OF FLORIDA (PSM) # 6285

Acknowledgment

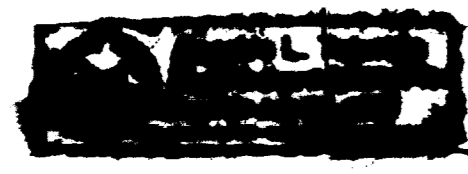
State of Florida
 County of St. Lucie

Before me, the undersigned authority, personally appeared Hannah Martel MGR of Tradewinds Developers LLC MGR of THE INDUSTRIAL PARK AT AVONLEA, LLC., a Florida limited liability company, the owners of this property, is known to be the individual described in and who executed the forgoing Certificate of Dedication and they duly acknowledged before me that they executed same.

Witness my hand and official seal this 15th day of February, 2007, in the State and County aforesaid.

By: *[Signature]*
 Notary Public, State of Florida at Large

My Commission Expires: _____



Legal Description

That portion of the Southeast 1/4 of the Southwest 1/4, lying Northerly of FEC Railway and State Road 707, and lying Southerly of N.E. Savannah Road and Lot 11, Glutsch's Subdivision lying North of Railway and South of State Road 723 (less East 330 feet), Section 28, Township 37 South, Range 41 East, Martin County, Florida.

Containing 9.31 acres more or less

NOTARY	NOTARY	CLERK	SURVEYOR

THE VELCON GROUP INC.			
ENGINEERS & SURVEYORS 702 S.W. PORT ST. LUCIE BOULEVARD PORT ST. LUCIE, FLORIDA 34953 (772) 879-0477 (772) 871-6659-FAX			
JOB No. : 06-004	DRAWN BY: SE	SHEET NO.: <b style="font-size: 2em;">1 OF : <b style="font-size: 2em;">2	
SCALE : N.T.S.	CHECKED BY: BK		
DATE: 02/16/06	CADD FILE : SEE LABEL		