

Plat of Salerno Village Square Shopping Center

Being a replat of a portion of Tracts 3 and 4, Block 74, St. Lucie Inlet Farms, as recorded in Plat Book 1, Page 98, public records of Palm Beach (now Martin) County, Florida.

CLERK'S 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 56,
 MARTIN COUNTY, FLORIDA, PUBLIC RECORDS THIS
16th DAY OF May, 2007.
 MARSHA EWING, CLERK OF THE CIRCUIT COURT
 MARTIN COUNTY, FLORIDA.
 FILE NUMBER 203487 BY Charlotte Brubley
 DEPUTY CLERK



55-38-41-741-000-0000.0
 SUBDIVISION PARCEL CONTROL NUMBER

Legal Description

PARCEL 1:
 A PORTION OF TRACT 3 AND TRACT 4, BLOCK 74, LYING EAST OF THE EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY #1, ST. LUCIE INLET FARMS, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 98, OF THE PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 STARTING AT THE POINT WHERE THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY #1 (STATE ROAD #5), SAID RIGHT OF WAY LINE BEING 33.00 FEET FROM THE CENTERLINE OF THE ORIGINAL 66.00 FEET ROAD RIGHT OF WAY AS DESCRIBED IN DEED BOOK 14, PAGE 486, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, AND SAID RIGHT OF WAY BEING 33.00 FEET FROM THE CENTERLINE OF THE EXISTING NORTHBOUND TRAFFIC LANE OF SAID U.S. HIGHWAY #1 (STATE ROAD #5), INTERSECTS AT THE SOUTHERLY RIGHT OF WAY LINE OF ST. LUCIE AVENUE, SAID SOUTHERLY RIGHT OF WAY LINE BEING 15.00 FEET SOUTHERLY OF THE ORIGINAL CENTERLINE OF ST. LUCIE AVENUE; THENCE NORTH 66°53'58" EAST 250.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 66°53'58" EAST ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF ST. LUCIE AVENUE, 391.24 FEET; THENCE SOUTH 23°07'54" EAST 645.98 FEET TO THE POINT OF INTERSECTION WITH THE SOUTH LINE OF THE AFORESAID TRACT 3; THENCE SOUTH 66°57'18" WEST ALONG THE SOUTH LINE OF TRACT 3 AND THE AFORESAID TRACT 4 A DISTANCE OF 574.61 FEET TO THE POINT OF INTERSECTION WITH THE EASTERLY RIGHT OF WAY LINE OF THE AFORESAID U.S. HIGHWAY #1; THENCE NORTH 29°01'32" WEST ALONG SAID EASTERLY RIGHT OF WAY LINE 448.89 FEET; THENCE NORTH 66°53'58" EAST 250.00 FEET; THENCE NORTH 29°01'32" WEST 200.00 FEET TO THE POINT OF BEGINNING.

PARCEL 2:
 TRACT 3 AND THAT PART OF TRACT 4, BLOCK 74, LYING EAST OF THE EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY #1, ST. LUCIE INLET FARMS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 98 OF THE PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, LESS AND EXCEPTION THE FOLLOWING DESCRIBED PARCEL:
 STARTING AT A POINT WHERE THE EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY #1 (STATE ROAD #5), SAID RIGHT OF WAY LINE BEING 33.00 FEET FROM THE CENTERLINE OF THE ORIGINAL 66.00 FEET ROAD RIGHT OF WAY AS DESCRIBED IN DEED BOOK 14, PAGE 486, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, AND SAID RIGHT OF WAY BEING 33.00 FEET FROM THE CENTERLINE OF THE EXISTING NORTHBOUND TRAFFIC LANE OF SAID U.S. HIGHWAY #1 (STATE ROAD #5), INTERSECTS AT THE SOUTHERLY RIGHT OF WAY LINE OF ST. LUCIE AVENUE, SAID SOUTHERLY RIGHT OF WAY LINE BEING 15.00 FEET SOUTHERLY OF THE ORIGINAL CENTERLINE OF ST. LUCIE AVENUE; THENCE NORTH 66°53'58" EAST 250.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 66°53'58" EAST ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF ST. LUCIE AVENUE, 391.24 FEET; THENCE SOUTH 23°07'54" EAST 645.98 FEET TO THE POINT OF INTERSECTION WITH THE SOUTH LINE OF THE AFORESAID TRACT 3; THENCE SOUTH 66°57'18" WEST ALONG THE SOUTH LINE OF TRACT 3 AND THE AFORESAID TRACT 4 A DISTANCE OF 574.61 FEET TO THE POINT OF INTERSECTION WITH THE EASTERLY RIGHT OF WAY LINE OF THE AFORESAID U.S. HIGHWAY #1; THENCE NORTH 29°01'32" WEST ALONG SAID EASTERLY RIGHT OF WAY LINE 448.89 FEET; THENCE NORTH 66°53'58" EAST 250.00 FEET; THENCE NORTH 29°01'32" WEST 200.00 FEET TO THE POINT OF BEGINNING.

AND LESS AND EXCEPTING THAT PORTION OF TRACT 4 CONVEYED TO DANIEL B. CLARK, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT A POINT WHERE THE EASTERLY RIGHT OF WAY LINE OF STATE ROAD #5 SAID RIGHT OF WAY LINE BEING 33.00 FEET FROM THE CENTERLINE OF THE ORIGINAL 66.00 FOOT ROAD RIGHT OF WAY AS DESCRIBED IN DEED BOOK 14, PAGE 486, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, AND SAID RIGHT OF WAY LINE ALSO BEING 33.00 FEET FROM THE CENTERLINE OF THE EXISTING NORTHBOUND TRAFFIC LANE OF SAID STATE ROAD #5, INTERSECTS THE SOUTHERLY RIGHT OF WAY LINE OF ST. LUCIE AVENUE, SAID RIGHT OF WAY LINE BEING 15.00 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF SAID TRACT 4: (1) THENCE PROCEED NORTHEASTERLY ALONG THE SOUTHERLY RIGHT OF WAY LINE OF ST. LUCIE AVENUE, FOR A DISTANCE OF 250.00 FEET TO A POINT; (2) THENCE PROCEED SOUTHEASTERLY ALONG A LINE PARALLEL TO THE EAST RIGHT OF WAY LINE OF SAID STATE ROAD #5 FOR A DISTANCE OF 200.00 FEET TO A POINT; (3) THENCE PROCEED SOUTHWESTERLY ALONG A LINE PARALLEL TO THE SOUTH RIGHT OF WAY LINE OF ST. LUCIE AVENUE FOR A DISTANCE OF 250.00 FEET TO THE EASTERLY RIGHT OF WAY LINE OF THE ABOVE DESCRIBED STATE ROAD #5; (4) THENCE PROCEED NORTHWESTERLY ALONG THE EASTERLY RIGHT OF WAY LINE OF STATE ROAD #5 FOR A DISTANCE OF 200.00 FEET TO THE POINT OR PLACE OF BEGINNING.

AND LESS AND EXCEPTING A PORTION OF TRACT 3 AND TRACT 4, BLOCK 74, ST. LUCIE INLET FARMS, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 98, OF THE PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 START AT THE POINT WHERE THE EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY #1 (STATE ROAD #5) SAID RIGHT OF WAY LINE BEING 33.00 FEET FROM THE CENTERLINE OF THE ORIGINAL 66 FEET ROAD RIGHT OF WAY AS DESCRIBED IN DEED BOOK 14, PAGE 486, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, AND SAID RIGHT OF WAY BEING 33.00 FEET FROM THE CENTERLINE OF THE EXISTING NORTHBOUND TRAFFIC LANE OF SAID U.S. HIGHWAY #1 (STATE ROAD #5) INTERSECTS THE SOUTHERLY RIGHT OF WAY LINE OF ST. LUCIE AVENUE, SAID SOUTHERLY RIGHT OF WAY LINE BEING 15.00 FEET SOUTHERLY OF THE ORIGINAL CENTERLINE OF ST. LUCIE AVENUE; THENCE RUN NORTH 67°04'03" EAST ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF ST. LUCIE AVENUE A DISTANCE OF 250.00 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUE TO RUN NORTH 67°04'03" EAST ALONG THE LASTLY AFORESAID RIGHT OF WAY A DISTANCE OF 588.65 FEET TO THE WESTERLY RIGHT OF WAY LINE OF D.O.T. LATERAL DITCH NO. 5; THENCE RUN SOUTH 23°02'42" EAST A DISTANCE OF 15.00 FEET; THENCE RUN SOUTH 67°04'03" WEST PARALLEL TO SAID SOUTHERLY RIGHT OF WAY LINE OF ST. LUCIE AVENUE A DISTANCE OF 587.05 FEET; THENCE RUN NORTH 29°01'32" WEST A DISTANCE OF 15.08 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPT:

THAT PART OF TRACT 4, BLOCK 74, ST. LUCIE INLET FARMS, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 98, OF THE PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, LYING IN THE HANSON GRANT, TOWNSHIP 38 SOUTH, RANGE 41 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

(CONTINUED)

Legal Description (continued)

COMMENCE AT THE INTERSECTION OF THE BASELINE OF SURVEY FOR STATE ROAD #5 (U.S. HIGHWAY NO. 1) AND SALERNO ROAD (ST. LUCIE AVENUE), AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP FOR SECTION 89010-2500; THENCE SOUTH 29°29'44" EAST ALONG THE BASELINE OF SURVEY FOR SAID STATE ROAD #5 (U.S. HIGHWAY NO. 1), A DISTANCE OF 67.422 METERS (221.20 FEET); THENCE NORTH 60°30'16" EAST ALONG A LINE AT A RIGHT ANGLE TO THE LAST DESCRIBED COURSE, A DISTANCE OF 17.008 METERS (55.80 FEET) TO THE POINT OF BEGINNING; THENCE SOUTH 29°29'44" EAST, A DISTANCE OF 136.633 METERS (448.27 FEET) TO A POINT ON THE SOUTH LINE OF SAID TRACT 4; THENCE SOUTH 66°29'08" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 6.988 METERS (22.93 FEET) TO A POINT ON THE EASTERLY EXISTING RIGHT OF WAY LINE FOR SAID STATE ROAD #5 (U.S. HIGHWAY NO. 1); THENCE NORTH 29°29'44" WEST ALONG SAID EASTERLY EXISTING RIGHT OF WAY LINE, A DISTANCE OF 136.627 METERS (448.25 FEET); THENCE NORTH 66°26'33" EAST A DISTANCE OF 6.987 METERS (22.992 FEET) TO THE POINT OF BEGINNING.

CONTAINING 16.11 ACRES, MORE OR LESS.

Certificate of Ownership and Dedication

EQUITY ONE (FLORIDA PORTFOLIO) INC., A FLORIDA CORPORATION, BY AND THROUGH ITS UNDERSIGNED OFFICER, HEREBY CERTIFIES THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED ON THIS PLAT OF SALERNO VILLAGE SQUARE SHOPPING CENTER AND HEREBY DEDICATES AS FOLLOWS:

1. UTILITY EASEMENTS
 THE UTILITY EASEMENTS (U.E.) AS SHOWN ON THIS PLAT OF SALERNO VILLAGE SQUARE SHOPPING CENTER MAY BE USED FOR UTILITY PURPOSES BY ANY UTILITY IN COMPLIANCE WITH SUCH ORDINANCES AND REGULATIONS AS MAY BE ADOPTED FROM TIME TO TIME BY THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA. SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A UTILITY EASEMENT, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR ANY UTILITY EASEMENTS DESIGNATED AS SUCH ON THIS PLAT.

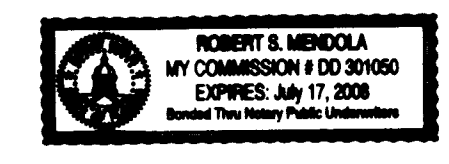
SIGNED THIS 6th DAY OF February, 2007, ON BEHALF OF SAID CORPORATION, BY ITS Vice President, CEO

WESSES:
Daniel Clark
 PRINT NAME: Daniel Clark
Robert S. Mendola
 PRINT NAME: Robert S. Mendola

EQUITY ONE (FLORIDA PORTFOLIO) INC.
 A FLORIDA CORPORATION
 BY: [Signature]
 NAME: Jeffrey Stauffer
 TITLE: VP, COO

Acknowledgment

STATE OF FLORIDA
 COUNTY OF MIAMI-DADE
 BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED Jeffrey Stauffer TO ME WELL KNOWN TO BE THE VP, COO OF EQUITY ONE (FLORIDA PORTFOLIO) INC., A FLORIDA CORPORATION, AND HE ACKNOWLEDGED THAT HE EXECUTED SUCH CERTIFICATE OF OWNERSHIP AND DEDICATION AS SUCH OFFICER OF SAID CORPORATION, AND THAT IT IS THE FREE ACT AND DEED OF SAID CORPORATION. HE IS [] PERSONALLY KNOWN TO ME OR [] HAS PRODUCED AS IDENTIFICATION.
 DATED THIS 6th DAY OF February, 2007.
 (NOTARIAL SEAL) Robert S. Mendola
 PRINT NAME: Robert S. Mendola
 NOTARY PUBLIC, STATE OF FLORIDA
 MY COMMISSION EXPIRES: 7-17-08



Title Certification

I, ROBERT S. RAYNES, JR., A MEMBER OF THE FLORIDA BAR HEREBY CERTIFY THAT AS OF February 14, 2007, AT: 11:00 pm
 1. RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT IS IN THE NAME OF THE PERSON, PERSONS, CORPORATION OR OTHER ENTITY WHICH EXECUTED THE CERTIFICATE OF OWNERSHIP AND DEDICATION HEREON.
 2. ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD ENCUMBERING THE LAND DESCRIBED HEREON ARE AS FOLLOWS: NONE
 3. ALL TAXES THAT ARE DUE AND PAYABLE PURSUANT TO SECTION 197.192, F.S., HAVE BEEN PAID.
 DATED THIS 7th DAY OF March, 2007.
[Signature]
 NAME: ROBERT S. RAYNES, JR.
 FLORIDA BAR NO.: 0124672
 GUNSTER, YOAKLEY & STEWART, P.A.
 800 S.E. MONTEREY COMMONS BLVD.
 SUITE 200
 STUART, FL 34996

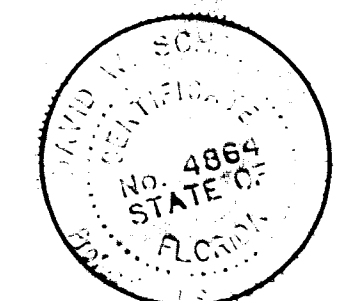
Certificate of Surveyor and Mapper

I, DAVID W. SCHRYVER, HEREBY CERTIFY THAT THIS PLAT OF SALERNO VILLAGE SQUARE SHOPPING CENTER 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; THAT INDIVIDUAL LOT CORNERS WILL BE SET FOR THE REQUIRED IMPROVEMENTS WITHIN PLATTED LANDS; AND, FURTHER, THAT THE ABOVE PLAT WAS MADE UNDER THE UNDERSIGNED'S RESPONSIBLE DIRECTION AND SUPERVISION AND THE PLAT COMPLIES WITH ALL OF THE REQUIREMENTS OF CHAPTER 177, PART 1 FLORIDA PLATTING STATUTES, AND APPLICABLE ORDINANCES OF MARTIN COUNTY, FLORIDA.
 DATED THIS 9th DAY OF February, 2007.

[Signature]
 DAVID W. SCHRYVER
 PROFESSIONAL SURVEYOR AND MAPPER
 FLORIDA SURVEYOR AND MAPPER
 REGISTRATION NO. 4864

County Approval

THIS PLAT IS HEREBY APPROVED BY THE UNDERSIGNED ON THE DATES INDICATED:
 DATE: 5/21/07 [Signature]
 COUNTY SURVEYOR AND MAPPER
 DATE: 5/22/07 [Signature]
 COUNTY ENGINEER
 DATE: 5/7/07 [Signature]
 COUNTY ATTORNEY
 DATE: 5-7-07
 BCC: 11-28-06
 CHAIRMAN, BOARD OF COUNTY COMMISSIONERS
 ATTEST:
Marsha Ewing
 CLERK
By Charlotte Brubley



SURVEYOR

GCY INCORPORATED
 PROFESSIONAL SURVEYORS AND MAPPERS
 CERTIFICATE OF AUTHORIZATION LB 4108
 CORPORATE OFFICE TALLAHASSEE OFFICE
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