

LOCATION MAP NOT TO SCALE

LEGAL DESCRIPTION

PARCEL 8.1 AND PARCEL 8.2

A PARCEL OF LAND IN SECTION 18, TOWNSHIP 37 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA; BEING A PORTION OF LOT 1, BLOCK 3, SECTION 18, PLAT NO. 1 SAINT LUCIE GARDENS, AS SAME IS RECORDED IN PLAT BOOK 1, PAGE 35, OF THE PUBLIC RECORDS OF ST. LUCIE (NOW MARTIN) COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTH LINE OF SAID SECTION 18 AND THE CENTERLINE OF THE 200 FOOT WIDE RIGHT-OF-WAY OF U.S. HIGHWAY NO. 1 (STATE ROAD NO. 5) ACCORDING TO THE CENTERLINE OF THE 200 FOOT WIDE RIGHT-OF-WAY MAP, SECTION 8901-(111) 200; THENCE NORTH 31°32'19" WEST, ALONG SAID CENTERLINE, A DISTANCE OF 2,427.73 FEET; THENCE DEPARTING SAID CENTERLINE, NORTH 58°27'41" EAST, A DISTANCE OF 100.00 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY NO. 1, AND THE POINT OF BEGINNING; THENCE NORTH 31°32'19" WEST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 245.44 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, NORTH 13°27'41" EAST, A DISTANCE OF 56.57 FEET; THENCE NORTH 58°27'41" EAST, A DISTANCE OF 198.82 FEET; THENCE NORTH 51°37'07" EAST, A DISTANCE OF 41.97 FEET; THENCE NORTH 58°27'41" EAST, A DISTANCE OF 358.27 FEET; THENCE SOUTH 00°00'13" WEST ALONG A PORTION OF THE WEST LINE OF OCNAMON TREE, PLAT BOOK 8, PAGE 73, MARTIN COUNTY PUBLIC RECORDS, A DISTANCE OF 357.78 FEET; THENCE SOUTH 80°50'15" WEST, A DISTANCE OF 348.90 FEET; THENCE SOUTH 58°27'41" WEST, A DISTANCE OF 101.00 FEET TO SAID EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1, AND THE POINT OF BEGINNING.

CONTAINING 150,545 SQUARE FEET OR 3.68 ACRES, MORE OR LESS.

CERTIFICATE OF OWNERSHIP AND DEDICATION

C.B. JENSEN BEACH LLC, A FLORIDA LIMITED LIABILITY COMPANY; BY AND THROUGH ITS UNDERSIGNED OFFICER, HEREBY CERTIFIES THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED ON THE PLAT OF CRACKER BARREL OF WEST JENSEN, A P.U.D./D.R.I. AND HEREBY DEDICATES AS FOLLOWS:

1. UTILITY EASEMENTS

THE UTILITY EASEMENTS SHOWN ON THIS PLAT OF CRACKER BARREL OF WEST JENSEN, A P.U.D./D.R.I. 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 PUBLIC UTILITY, 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.

2. DRAINAGE EASEMENTS

THE PRIVATE DRAINAGE EASEMENTS SHOWN ON THIS PLAT OF CRACKER BARREL OF WEST JENSEN, A P.U.D./D.R.I. AND DESIGNATED AS SUCH ON PLAT ARE HEREBY DECLARED TO BE THE PROPERTY OF THE WEST JENSEN PUD COMMERCIAL PROPERTY OWNERS' ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS (HEREINAFTER "THE ASSOCIATION"), AND SHALL BE CONVEYED BY DEED TO THE ASSOCIATION FOR DRAINAGE PURPOSES, AND ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE MAINTAINED, REPAIRED AND REPLACED BY THE ASSOCIATION. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY FOR, ANY PRIVATE DRAINAGE EASEMENTS DESIGNATED AS SUCH ON THIS PLAT.

3. BUFFER EASEMENTS

THE BUFFER EASEMENTS SHOWN ON THIS PLAT OF CRACKER BARREL OF WEST JENSEN, A P.U.D./D.R.I. AND DESIGNATED AS SUCH ON PLAT ARE HEREBY DECLARED TO BE THE PROPERTY OF THE WEST JENSEN PUD COMMERCIAL PROPERTY OWNERS' ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS (HEREINAFTER "THE ASSOCIATION") FOR BUFFER AND LANDSCAPING PURPOSES AND SHALL BE MAINTAINED BY THE ASSOCIATION. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY FOR, THE BUFFER EASEMENTS DESIGNATED AS SUCH ON THIS PLAT.

SIGNED THIS 21 DAY OF January, 2008, ON BEHALF OF SAID LIMITED LIABILITY COMPANY.

C.B. JENSEN BEACH LLC, A LIMITED LIABILITY COMPANY

BY: [Signature] PRINTED NAME: ALAN S. ROSENTHAL, ATTORNEY IN FACT FOR ERNST BLOCHLINGER, PRESIDENT OF OVANO CORPORATION, A PANAMANIAN CORPORATION, THE MANAGER OF C.B. JENSEN BEACH LLC, A FLORIDA LIMITED LIABILITY COMPANY

WITNESS: [Signature] WITNESS: [Signature]

C B JENSEN BEACH, LLC

ACKNOWLEDGMENT

STATE OF FLORIDA COUNTY OF MARTIN

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC PERSONALLY APPEARED ALAN S. ROSENTHAL, TO ME WELL KNOWN TO BE THE ATTORNEY IN FACT FOR ERNST BLOCHLINGER, PRESIDENT OF OVANO CORPORATION, A PANAMANIAN CORPORATION, THE MANAGER OF C.B. JENSEN BEACH LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND HE ACKNOWLEDGED THAT HE EXECUTED THE CERTIFICATE OF OWNERSHIP AND DEDICATION AS SUCH OFFICER OF SAID COMPANY, AND THAT IT IS THE FREE ACT AND DEED OF SAID COMPANY. HE IS [] PERSONALLY KNOWN TO ME OR [] HAS PRODUCED AS IDENTIFICATION.

[Signature] NOTARY PUBLIC

[Signature] NOTARY PUBLIC RAQUEL WELLS STATE OF FLORIDA AT LARGE COMMISSION NO. 202682999 MY COMMISSION EXPIRES: 1-26-2011

CRACKER BARREL Flat Book 16 page 69 OF WEST JENSEN, A P.U.D./D.R.I.

BEING A REPLAT OF A PORTION OF LOT 1, BLOCK 3, AS SHOWN ON PLAT NO. 1, ST. LUCIE GARDENS, AS RECORDED IN PLAT BOOK 1, PAGES 35, ST. LUCIE (NOW MARTIN) COUNTY, FLORIDA, PUBLIC RECORDS, ALL LYING IN A PORTION OF SECTION 18, TOWNSHIP 37 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA.

FILED FOR RECORD MARTIN CO., FL 2008 MAR 31 PM 2:59 MARSHA EWING CLERK OF CIRCUIT COURT BY: D.C.



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 69 MARTIN COUNTY, FLORIDA, PUBLIC RECORDS, THIS 31st DAY OF March, 2008. MARSHA EWING CIRCUIT COURT MARTIN COUNTY, FLORIDA BY: Charlotte Binkley DEPUTY CLERK

18-37-41-013-000-0000.0 SUBDIVISION PARCEL CONTROL NUMBER

SURVEYOR'S NOTES:

- 1. THIS PLAT, AS RECORDED IN ITS ORIGINAL FORM IN THE PUBLIC RECORDS, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREON AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER FORM OF THE PLAT, WHETHER GRAPHIC OR DIGITAL.
2. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
3. THE COORDINATES AND BEARINGS SHOWN HEREON REFER TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, TRANSVERSE MERCATOR PROJECTION, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD83 / 90 ADJUSTMENT) AND ARE BASED UPON THE FOLLOWING MONUMENTS:
'FD17' THE STATION IS LOCATED IN MARTIN COUNTY, FLORIDA IN THE MEDIAN OF U.S. HIGHWAY NO. 1, AT THE COUNTY LINE. THIS STATION LIES 204' SOUTH OF THE BULLMOSE, 7' EAST OF THE EDGE OF PAVEMENT OF THE SOUTHBOUND LANE, AND 1.5' NORTH OF A WITNESS POST. N = 1,085,588.863 E = 888,108.453
'GCY 021' THE STATION IS LOCATED IN MARTIN COUNTY, FLORIDA ON STATE ROAD 5, U.S. HIGHWAY NO. 1. TO REACH THE STATION FROM JENSEN BEACH BOULEVARD AND U.S. HIGHWAY NO. 1, GO SOUTH ON U.S. HIGHWAY NO. 1 FOR 1.1 MILES, THE STATION IS LOCATED 8.3' EAST OF THE EAST EDGE OF PAVEMENT, 51' NORTH OF TWO CULVERTS. N = 1,053,538.090 E = 894,581.203
THE BEARINGS SHOWN HEREON ARE GRID BEARINGS BASED UPON THE MONUMENTS DESCRIBED ABOVE. THE BEARING BASE IS NORTH 25°37'04" WEST.
4. THERE SHALL BE NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS PLACED ON DRAINAGE EASEMENTS.
5. THERE SHALL BE NO BUILDING OR ANY PERMANENT STRUCTURES PLACED ON UTILITY EASEMENTS.
6. THE LANDS BOUND BY THIS SURVEY ARE LOCATED IN FLOOD ZONE "X" (AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD) PER F.E.M.A. FLOOD INSURANCE RATE MAP NUMBER 12085C0020F, EFFECTIVE DATE OF OCTOBER 4, 2002.

ACCEPTANCE OF DEDICATIONS

STATE OF FLORIDA COUNTY OF MARTIN

WEST JENSEN PUD COMMERCIAL PROPERTY OWNERS' ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, HEREBY ACCEPTS OWNERSHIP AND DEDICATION OF THE DRAINAGE EASEMENTS AND BUFFER EASEMENTS DEDICATED TO IT, AS SHOWN ON THIS PLAT OF CRACKER BARREL OF WEST JENSEN, A P.U.D./D.R.I., AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON.

DATED THIS 25 DAY OF January, 2008. WITNESS: [Signatures]

WEST JENSEN PUD COMMERCIAL PROPERTY OWNERS' ASSOCIATION, INC. BY: [Signature] CARLOS GARCIA-VELEZ, PRESIDENT

ACKNOWLEDGMENT

STATE OF FLORIDA COUNTY OF MARTIN

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC PERSONALLY APPEARED CARLOS GARCIA-VELEZ, TO ME WELL KNOWN TO BE THE PRESIDENT OF THE WEST JENSEN PUD COMMERCIAL PROPERTY OWNERS' ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION (THE ASSOCIATION), AND HE ACKNOWLEDGED THAT HE EXECUTED SUCH ACCEPTANCE OF DEDICATIONS AS SUCH OFFICER OF SAID COMPANY, AND THAT IT IS THE FREE ACT AND DEED OF SAID COMPANY. HE IS [] PERSONALLY KNOWN TO ME OR [] HAS PRODUCED AS IDENTIFICATION.



[Signature] NOTARY PUBLIC STATE OF FLORIDA AT LARGE COMMISSION NO. 20287061 MY COMMISSION EXPIRES: 3/18/09

COUNTY APPROVAL

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

02/04/08 DATE COUNTY SURVEYOR AND MAPPER [Signature]
3/12/08 DATE COUNTY ENGINEER [Signature]
3/18/08 DATE COUNTY ATTORNEY [Signature]
3-20-08 DATE CHAIRMAN, BOARD OF COUNTY COMMISSIONERS [Signature]

ATTEST: [Signature] CLERK OF COURT By Charlotte Binkley DC

TITLE CERTIFICATION

I, DAN DOORAKIAN, ESQ., A MEMBER OF THE FLORIDA BAR, HEREBY CERTIFY THAT, AS OF December 18, 2007 AT 1:00 A.M.:

- 1. RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT IS IN THE NAME OF THE COMPANY EXECUTING THE CERTIFICATE OF OWNERSHIP AND DEDICATION HEREON.
2. THERE ARE NO MORTGAGES NOT SATISFIED OR RELEASED OF RECORD ENCLUMBERING THE LAND DESCRIBED HEREON.
3. ALL TAXES THAT ARE DUE AND PAYABLE PURSUANT TO SECTION 197.192, F.S., HAVE BEEN PAID.

DATED THIS 18 DAY OF December, 2007.

[Signature] DAN DOORAKIAN FLORIDA BAR NO. 0500021 MOYLE, FLAMM, KATZ, RAYMOND, WHITE & KRASKER, P.A. 12230 FOREST HILL BOULEVARD SUITE 200 WELLINGTON, FL 33414

LEGEND table with columns: (D) DEED DATA, (GRD) GRID BEARING, P.R.M. PERMANENT REFERENCE MONUMENT, SET PERMANENT REFERENCE MONUMENT, 4"x4" CONCRETE MONUMENT WITH DISK STAMPED "PRM-LB 6705", FOUND 4"x4" CONCRETE MONUMENT, NO I.D., I.D. IDENTIFICATION, O.R.B. OFFICIAL RECORDS BOOK, N= NORTHING, E= EASTING, LB LICENSED BUSINESS, CL CENTER LINE, U.E. UTILITY EASEMENT, PVC POLYVINYL CHLORIDE

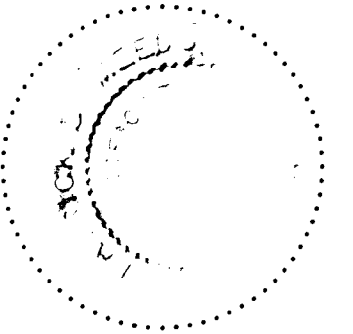
CERTIFICATE OF SURVEYOR AND MAPPER

I, PATRICK B. MEEDS, HEREBY CERTIFY THAT THIS PLAT OF CRACKER BARREL OF WEST JENSEN, A P.U.D./D.R.I., 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 PLAT DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND APPLICABLE ORDINANCES OF MARTIN COUNTY, FLORIDA.

DATED THIS 29 DAY OF January, 2008

[Signature] PATRICK B. MEEDS PROFESSIONAL SURVEYOR & MAPPER FLORIDA LICENSE NO. 4728

CREECH ENGINEERS, INC. 2000 N.E. JENSEN BEACH BOULEVARD JENSEN BEACH, FLORIDA 34957 FLORIDA CERTIFICATE OF AUTHORIZATION NO. LB 6705



SURVEYOR & MAPPER

CREECH ENGINEERS, INC. CIVILIZATION ENGINEERED 2000 N.E. JENSEN BEACH BLVD., FLORIDA 34957 (772) 283-1413 4450 WEST EAU GALLE BLVD., MELBOURNE, FL 32934 (321) 255-5434 707 EAST PARK AVENUE, TALLAHASSEE, FL 32301 (850) 841-1705