

PRISM BUSINESS PARK

LYING IN SECTION 35, TOWNSHIP 39 SOUTH, RANGE 38 EAST,
MARTIN COUNTY, FLORIDA.

DESCRIPTION

SOUTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (S 1/2 OF SE 1/4 OF SW 1/4), OF SECTION 35, TOWNSHIP 39 SOUTH, RANGE 38 EAST, MARTIN COUNTY, FLORIDA,
AND

BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW 1/4 OF SW 1/4) OF SECTION 35, TOWNSHIP 39 SOUTH, RANGE 38 EAST; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID SECTION 35 FOR A DISTANCE OF 151.8 FEET, MORE OR LESS, TO A CORNER IN THE RIGHT OF WAY OF THE COUNTY ROAD; THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY RIGHT OF WAY LINE OF SAID ROAD 200 FEET, MORE OR LESS, TO THE EAST LINE OF SAID SOUTHWEST QUARTER OF SOUTHWEST QUARTER (SW 1/4 OF SW 1/4); THENCE SOUTHERLY ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER OF SOUTHWEST QUARTER (SW 1/4 OF SW 1/4) 135 FEET, MORE OR LESS, TO THE POINT OF BEGINNING BEING ALL OF THAT PORTION OF SAID SOUTHWEST QUARTER OF SOUTHWEST QUARTER (SW 1/4 OF SW 1/4) LYING SOUTHEASTERLY OF SAID COUNTY ROAD.

LESS AND EXCEPT THAT PART THEREOF LYING WITHIN THE MAINTENANCE RIGHT-OF-WAY OF WEST FARMS ROAD (NOW KNOWN AS SW FARM ROAD) AS RECORDED IN PLAT BOOK 13, PAGE 97 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, AND LESS AND EXCEPT THAT PORTION CONVEYED TO MARTIN COUNTY BY SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 2432, PAGE 242 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

CONTAINING 19.15 ACRES MORE OR LESS.

CERTIFICATE OF OWNERSHIP AND DEDICATION

PRISM INVESTORS, LLC, A NEW JERSEY LIMITED LIABILITY COMPANY, BY AND THROUGH ITS UNDERSIGNED MANAGING MEMBER, HEREBY CERTIFIES THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED ON THE PLAT OF PRISM BUSINESS PARK, AND HEREBY DEDICATE AS FOLLOWS:

1. STREETS AND RIGHTS-OF-WAY

THE STREETS AND RIGHTS-OF-WAY SHOWN ON THIS PLAT OF PRISM BUSINESS PARK, AND DESIGNATED AS PRIVATE, ARE HEREBY DECLARED TO BE THE PROPERTY OF THE PRISM BUSINESS PARK ASSOCIATION, INC. (HEREINAFTER ASSOCIATION), AND THE PRIVATE STREETS AND RIGHTS-OF-WAY SHALL BE CONVEYED BY DEED TO THE ASSOCIATION, FOR ACCESS AND UTILITY PURPOSES (INCLUDING CATV), AND 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 STREETS AND RIGHTS-OF-WAY DESIGNATED AS SUCH ON THIS PLAT.

2. DRAINAGE EASEMENTS

THE PRIVATE DRAINAGE EASEMENTS (D.E.) SHOWN ON THIS PLAT OF PRISM BUSINESS PARK, AND DESIGNATED AS SUCH ON THE PLAT, ARE HEREBY DECLARED TO BE THE PROPERTY OF THE PRISM BUSINESS PARK ASSOCIATION, INC. (HEREINAFTER 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. UTILITY EASEMENTS

THE UTILITY EASEMENTS (U.E.) SHOWN ON THIS PLAT OF PRISM BUSINESS PARK 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 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.

4. MAINTENANCE ACCESS

THE MAINTENANCE ACCESS (M.A.), AS SHOWN ON THIS PLAT OF PRISM BUSINESS PARK, IS HEREBY DECLARED TO BE THE PROPERTY OF THE PRISM BUSINESS PARK ASSOCIATION, INC. (HEREINAFTER ASSOCIATION), AND IS FURTHER DECLARED TO BE A PRIVATE MAINTENANCE ACCESS, WHICH SHALL BE CONVEYED BY DEED TO THE ASSOCIATION FOR MAINTENANCE ACCESS PURPOSES AND SHALL BE MAINTAINED BY THE ASSOCIATION. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR THE MAINTENANCE ACCESS DESIGNATED AS SUCH ON THIS PLAT.

5. LAKE

THE LAKE AS SHOWN ON THIS PLAT OF PRISM BUSINESS PARK, IS HEREBY DECLARED TO BE THE PROPERTY OF PRISM BUSINESS PARK ASSOCIATION, INC. (HEREINAFTER ASSOCIATION), AND IS FURTHER DECLARED TO BE A PRIVATE LAKE, WHICH SHALL BE CONVEYED BY DEED TO THE ASSOCIATION FOR DRAINAGE, WATER RETENTION AND WATER MANAGEMENT PURPOSES AND SHALL BE MAINTAINED BY THE ASSOCIATION. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR THE LAKE DESIGNATED AS SUCH ON THIS PLAT.

6. LANDSCAPE EASEMENT

THE LANDSCAPE EASEMENTS SHOWN ON THIS PLAT OF PRISM BUSINESS PARK, AND DESIGNATED AS SUCH ON THE PLAT, ARE HEREBY DECLARED TO BE THE PROPERTY OF THE PRISM BUSINESS PARK ASSOCIATION, INC. (HEREINAFTER ASSOCIATION), WHICH SHALL BE CONVEYED BY DEED TO THE ASSOCIATION FOR THE PURPOSE OF LANDSCAPING AND 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 LANDSCAPE EASEMENTS DESIGNATED AS SUCH ON THIS PLAT.

7. WETLAND PRESERVATION EASEMENTS AND ASSOCIATED WETLAND BUFFER EASEMENTS

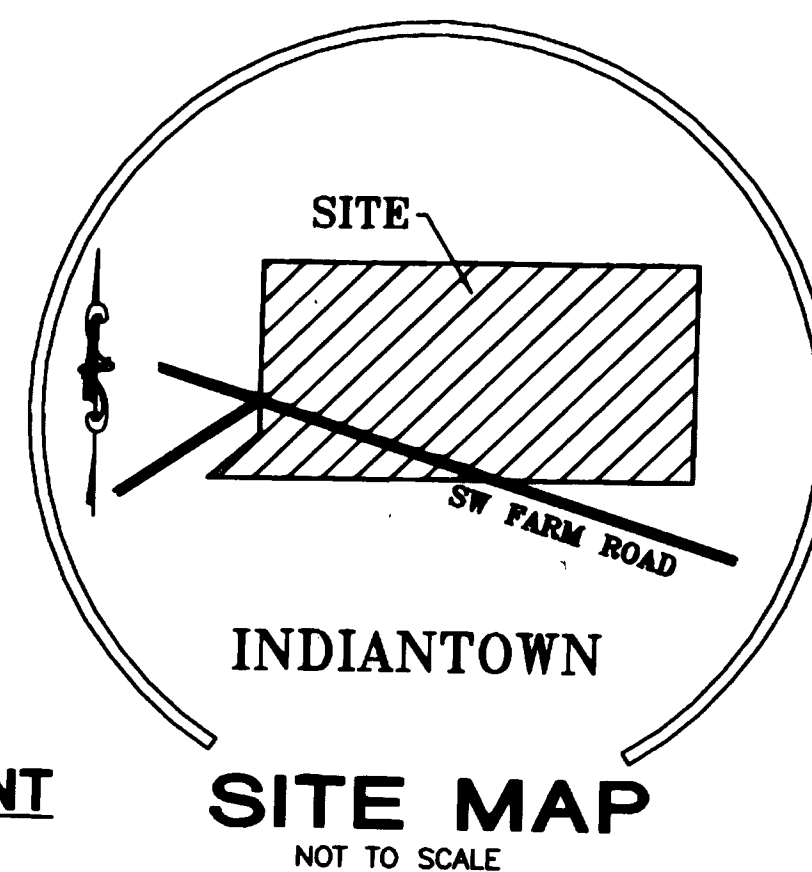
THE WETLAND PRESERVATION EASEMENTS (W.P.E.) SHOWN ON THIS PLAT OF PRISM BUSINESS PARK AS W.P.E.-1 AND W.P.E.-2 AND ASSOCIATED WETLAND BUFFER EASEMENTS (W.B.E.) (HEREINAFTER REFERRED TO COLLECTIVELY AS "CONSERVATION AREAS") ARE HEREBY DEDICATED TO, AND WILL BE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF, PRISM BUSINESS PARK ASSOCIATION, INC. (HEREINAFTER ASSOCIATION) FOR PRESERVATION PURPOSES. THE CONSERVATION EASEMENTS OVER THE CONSERVATION AREAS ARE PERPETUAL STATUTORY CONSERVATION EASEMENTS, PURSUANT TO SEC. 704.08, F.S., AND HAVE BEEN CONVEYED TO THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT (SFWMD) AND ARE RECORDED IN THE PUBLIC RECORDS AT OFFICIAL RECORDS BOOK 2348, PAGE 506, AND RE-RECORDED AT OFFICIAL RECORDS BOOK 2351, PAGE 1540. THE PLAN ("PAMP") APPROVED BY MARTIN COUNTY AND IN ACCORDANCE WITH THE CONSERVATION EASEMENT. NO CONSTRUCTION OR ALTERATION OR DESTRUCTION OF THE CONSERVATION AREAS SHALL OCCUR, EXCEPT AS PERMITTED BY THE APPROVED PAMP AND THE CONSERVATION EASEMENT. MARTIN COUNTY AND THE SFWMD HAVE REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR, THE CONSERVATION AREAS. THE PORTIONS OF THIS PLAT PERTAINING TO THE CONSERVATION AREAS SHALL NOT BE AMENDED, REVISED, OR REVOKED WITHOUT THE PRIOR WRITTEN CONSENT OF THE SFWMD AND THE COUNTY.

SIGNED THIS 29th DAY OF September, 2009, ON BEHALF OF SAID COMPANY BY ITS MANAGING MEMBER.

PRISM INVESTORS, LLC
A NEW JERSEY LIMITED LIABILITY COMPANY

Linda M. Hake
WITNESS SIGNATURE
Linda M. Hake
WITNESS PRINT NAME
Robert S. Raynes, Jr.
WITNESS SIGNATURE
Robert S. Raynes, Jr.
WITNESS PRINT NAME

BY: Julius Minervini
JULIUS MINERVINI, MANAGING MEMBER



INDIANTOWN
SITE MAP
NOT TO SCALE

ACKNOWLEDGEMENT

STATE OF Florida
COUNTY OF Pinellas

BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED JULIUS MINERVINI, TO ME WELL KNOWN TO BE THE MANAGING MEMBER OF PRISM INVESTORS, LLC, A NEW JERSEY LIMITED LIABILITY COMPANY, AND HE ACKNOWLEDGED BEFORE ME THAT HE EXECUTED THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION AS SUCH MANAGING MEMBER 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.

DATED THIS 29th DAY OF September, 2009.

Robert S. Raynes, Jr.
NOTARY PUBLIC
STATE OF Florida
COMMISSION NO. 0051035
MY COMMISSION EXPIRES: May 5, 2010



ACCEPTANCE OF DEDICATIONS

PRISM BUSINESS PARK ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, HEREBY ACCEPTS THE DEDICATIONS TO SAID ASSOCIATION, AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME, AS STATED HEREON, DATED THIS 29th DAY OF September, 2009.

PRISM BUSINESS PARK ASSOCIATION, INC.
A FLORIDA NOT-FOR-PROFIT CORPORATION

Linda M. Hake
WITNESS
PRINT NAME: LINDA M. HAKE
Robert S. Raynes, Jr.
WITNESS
PRINT NAME: Robert S. Raynes, Jr.

BY: Julius Minervini
PRESIDENT
PRINT NAME: Julius Minervini

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF MARTIN

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED Julius Minervini, TO ME WELL KNOWN TO BE THE PRESIDENT OF PRISM BUSINESS PARK ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, AND HE ACKNOWLEDGED BEFORE ME THAT HE EXECUTED THE FOREGOING ACCEPTANCE OF 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 29th DAY OF September, 2009.

Robert S. Raynes, Jr.
NOTARY PUBLIC
STATE OF FLORIDA AT LARGE
COMMISSION NO. 0051035
MY COMMISSION EXPIRES: May 5, 2010



TITLE CERTIFICATION

I, ROBERT S. RAYNES, JR., A MEMBER OF THE FLORIDA BAR, HEREBY CERTIFY THAT AS OF September 10, 2009:

- 1.) RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT IS IN THE NAME OF THE PERSON, CORPORATION, AND/OR OTHER ENTITY EXECUTING 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 28th DAY OF September, 2009.

Robert S. Raynes, Jr.
ROBERT S. RAYNES, JR.
FLORIDA BAR NO. 0124872

GUNSTER, YOAKLEY & STEWART P.A.
800 S.E. MONTEREY COMMONS BLVD, SUITE 200
STUART, FLORIDA 34996

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 93, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS THIS 15 DAY OF January, 2009. 2009. 2010

MARSHA EWING
Marsha Ewing
CIRCUIT COURT
MARTIN COUNTY, FLORIDA
BY: Sharon S. Caputo
DEPUTY CLERK
(CIRCUIT COURT SEAL)

FILE NO.

35-39-38-001-000-0000.0
SUBDIVISION PARCEL CONTROL NUMBER

FILED FOR RECORD
MARTIN COUNTY
CLERK OF CIRCUIT COURT
JAN 15 PM 2:27

SURVEYOR AND MAPPER'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.) IN THE EVENT THAT MARTIN COUNTY DISTURBS THE SURFACE OF A PRIVATE STREET DUE TO MAINTENANCE, REPAIR OR REPLACEMENT OF A PUBLIC IMPROVEMENT LOCATED THEREIN, THEN THE COUNTY SHALL BE RESPONSIBLE FOR RESTORING THE STREET SURFACE ONLY TO THE EXTENT WHICH WOULD BE REQUIRED IF THE STREET WERE A PUBLIC STREET, IN ACCORDANCE WITH COUNTY SPECIFICATIONS.

4.) IT SHALL BE UNLAWFUL TO ALTER THE APPROVED SLOPES, CONTOURS, OR CROSS SECTIONS OR TO CHEMICALLY, MECHANICALLY, OR MANUALLY REMOVE, DAMAGE, OR DESTROY ANY PLANTS IN THE LITTORAL OR UPLAND TRANSITION ZONE BUFFER AREAS OF CONSTRUCTED LAKES EXCEPT UPON WRITTEN APPROVAL OF THE GROWTH MANAGEMENT DIRECTOR, AS APPLICABLE. IT IS THE RESPONSIBILITY OF THE OWNER OR PROPERTY OWNERS ASSOCIATION, ITS SUCCESSORS OR ASSIGNS TO MAINTAIN THE REQUIRED SURVIVORSHIP AND COVERAGE OF THE RECLAIMED UPLAND AND PLANTED LITTORAL AND UPLAND TRANSITION AREAS AND TO ENSURE ON-GOING REMOVAL OF PROHIBITED AND INVASIVE NON-NATIVE PLANT SPECIES FROM THESE AREAS.

5.) COORDINATES SHOWN HEREON ARE BASED ON FLORIDA STATE PLANE COORDINATES EAST ZONE SYSTEM, NAD 83/90 AS ADJUSTED AND WERE ESTABLISHED USING REAL TIME KINEMATIC (RTK) GPS TECHNOLOGY. CONTROL POINTS USED WERE "D 522" AND "B 545".

CERTIFICATE OF SURVEYOR AND MAPPER

I, RICHARD A. MIXON, HEREBY CERTIFY THAT THIS PLAT OF PRISM BUSINESS PARK 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 PERMANENT CONTROL POINTS WILL BE SET FOR THE REQUIRED IMPROVEMENTS WITHIN THE PLATTED LANDS; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL OF THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND APPLICABLE ORDINANCES OF MARTIN COUNTY, FLORIDA.

Richard A. Mixon
RICHARD A. MIXON
FLORIDA SURVEYOR AND MAPPER
REGISTRATION NO. LS 3335

COUNTY APPROVAL

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

DATE: 1-5-2010

Richard A. Mixon
COUNTY SURVEYOR AND MAPPER

DATE: 1-6-2010

Robert S. Raynes, Jr.
COUNTY ENGINEER

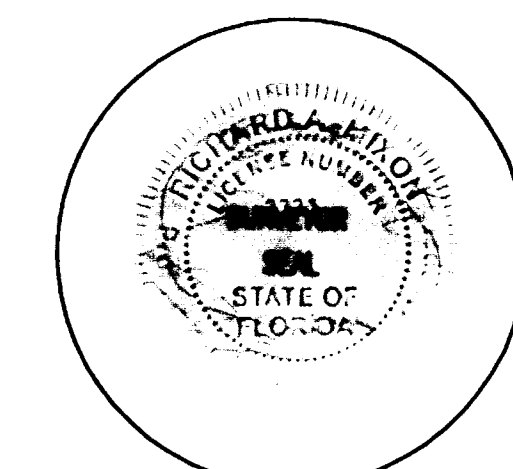
DATE: 1/11/10

Robert S. Raynes, Jr.
COUNTY ATTORNEY

DATE: 8/11/09

Sharon S. Caputo
CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

ATTEST:
Marsha Ewing by Postage
CLERK OF COURT



THIS INSTRUMENT WAS PREPARED BY RICHARD A. MIXON, IN AND FOR THE OFFICE OF MIXON LAND SURVEYING, INC., 10011 SE 126TH BOULEVARD, OKEECHOBEE, FLORIDA 34974.
MIXON LAND SURVEYING, INC.
10011 SE 126TH BOULEVARD
OKEECHOBEE, FL. 34974
(561) 747-6046
CERTIFICATE NO. LB 4199

PRISM BUSINESS PARK

JOB NO. 05.080E CADD FILE 05-080PLAT DATE: MAY 2009 SHEET 1 OF 2