

LEGAL DESCRIPTION

A PLAT OF

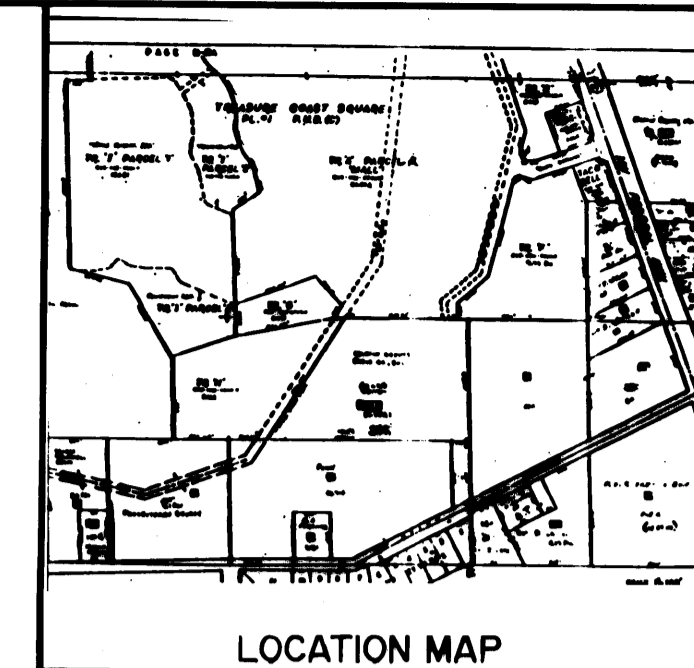
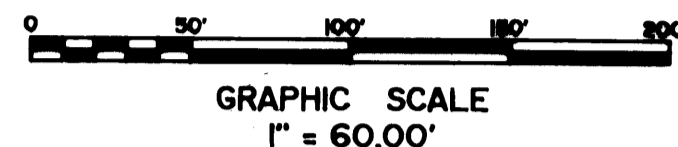
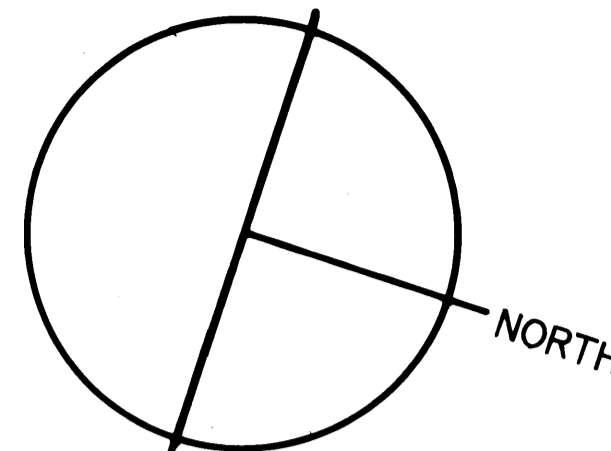
LOT 1 - SEARS & LOT 2 - J.C. PENNEY'S

MAY 1992

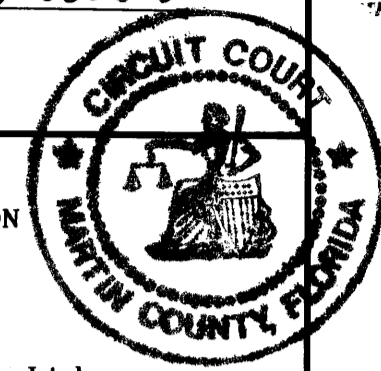
LOT 1 - SEARS
BEING A PARCEL OF LAND SITUATED IN A PORTION OF SECTION 19, TOWNSHIP 37 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF TRACT "F" TREASURE COAST SQUARE, P.U.D., AS RECORDED IN PLAT BOOK 10, PAGE 100, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA. THENCE RUN NORTH 04° 43' 35" WEST A DISTANCE OF 386.96 FEET TO THE POINT AND PLACE OF BEGINNING OF THE HEREINAFTER DESCRIBED LOT 1; THENCE RUN SOUTH 71° 18' 28" WEST A DISTANCE OF 418.00 FEET TO A POINT; THENCE RUN NORTH 18° 41' 32" WEST A DISTANCE OF 326.00 FEET TO A POINT; THENCE RUN NORTH 11° 09' 10" WEST A DISTANCE OF 68.59 FEET TO A POINT; THENCE RUN SOUTH 79° 55' 28" EAST A DISTANCE OF 58.18 FEET TO A POINT; THENCE NORTH 71° 18' 28" EAST A DISTANCE OF 358.00 FEET TO A POINT; THENCE RUN SOUTH 18° 41' 32" EAST A DISTANCE OF 366.00 FEET TO THE POINT AND PLACE OF BEGINNING OF THE HEREINAFTER DESCRIBED LOT 1. PARCEL CONTAINING 3.5273 ACRES +/-

A REPLAT OF A PORTION OF TRACT "A", PARCEL 1, PLAT NO. 1, TREASURE COAST SQUARE, P.U.D., AS RECORDED IN PLAT BOOK 10, PAGE 100, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA. BEING A PORTION OF SECTION 19, TOWNSHIP 37 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA.



CLERK'S RECORDING CERTIFICATE
I, MARSHA STILLER, CLERK OF THE CIRCUIT COURT OF MARTIN COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN PLAT BOOK 13, PAGE 17, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS THIS 26th DAY OF OCT., 1992.
MARSHA STILLER, CLERK OF THE CIRCUIT COURT MARTIN COUNTY, FLORIDA
FILE NUMBER 967154 BY Charlotte Busbey DEPUTY CLERK
SUBDIVISION PARCEL CONTROL NO. 19-37-41-005-000-0000.0



TOGETHER WITH

LOT 2 - J.C. PENNEY'S

BEING A PARCEL OF LAND SITUATED IN A PORTION OF SECTION 19, TOWNSHIP 37 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF TRACT "F", TREASURE COAST SQUARE, P.U.D., AS RECORDED IN PLAT BOOK 10, PAGE 100, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA. THENCE RUN NORTH 04° 43' 35" WEST A DISTANCE OF 386.96 FEET TO A POINT; THENCE NORTH 18° 41' 32" WEST A DISTANCE OF 366.00 FEET TO A POINT; THENCE SOUTH 71° 18' 28" WEST A DISTANCE OF 55.68 FEET TO A POINT; THENCE NORTH 18° 39' 06" WEST A DISTANCE OF 84.50 FEET TO THE POINT AND PLACE OF BEGINNING OF THE HEREINAFTER DESCRIBED LOT 2; THENCE CONTINUE NORTH 18° 39' 06" WEST A DISTANCE OF 481.85 FEET TO A POINT; THENCE NORTH 41° 18' 28" EAST A DISTANCE OF 25.00 FEET TO A POINT; THENCE SOUTH 48° 41' 32" EAST A DISTANCE OF 47.25 FEET TO A POINT; THENCE NORTH 71° 18' 28" EAST A DISTANCE OF 201.42 FEET TO A POINT; THENCE SOUTH 18° 41' 32" EAST A DISTANCE OF 453.00 FEET TO A POINT; THENCE SOUTH 71° 18' 28" WEST A DISTANCE OF 247.29 FEET TO THE POINT AND PLACE OF BEGINNING OF THE HEREINAFTER DESCRIBED LOT 2. LOT CONTAINING 2.5987 ACRES +/-

TRACT "A" PARCEL 1
PLAT BOOK 10, PAGE 100, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

TRACT "A" PARCEL 1
PLAT BOOK 10, PAGE 100, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

LOT 1 - SEARS

TRACT "A" PARCEL 1
PLAT BOOK 10, PAGE 100, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

LOT 2 - J.C. PENNEY'S

TRACT "A" PARCEL 1
PLAT BOOK 10, PAGE 100, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

TEACHERS INSURANCE AND ANNUITY ASSOCIATION OF AMERICA, A CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF NEW YORK, HEREBY CERTIFIES THAT IT IS THE HOLDER OF THOSE CERTAIN MORTGAGES ON THE LAND DESCRIBED IN THE "REPLAT OF A PORTION OF TRACT "A", PARCEL 1, PLAT NO. 1 - LOT 1 - SEARS & LOT 2 - J.C. PENNEY'S, AS SET FORTH IN THE TITLE CERTIFICATION OF SAID REPLAT, AND DOES CONSENT TO AND JOINS IN THE DEDICATIONS SPECIFIED ON THE REPLAT AND DOES SUBORDINATE ITS MORTGAGES TO SUCH DEDICATIONS.

SIGNED AND SEALED THIS 26th DAY OF August 1992

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:
[Signatures of witnesses]

TEACHERS INSURANCE AND ANNUITY ASSOCIATION OF AMERICA, A CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF NEW YORK
BY: [Signature]

TITLE CERTIFICATE

I, ROGER GAMBLIN, VICE PRESIDENT, OF INTERSTATE TITLE SERVICES INC., HEREBY CERTIFY THAT:

1. RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT IS IN THE NAME OF THE PARTNERSHIP 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:

MORTGAGEE: TEACHERS INSURANCE AND ANNUITY ASSOCIATION OF AMERICA, A NEW YORK CORPORATION
DATE OF MORTGAGE: JULY 8, 1987 (RESTATED ON DECEMBER 23, 1987)
RECORDING DATA: O.R. BOOK 727, PAGE 1459 OF OFFICIAL RECORDS OF MARTIN COUNTY, FLORIDA (RESTATED IN O.R. BOOK 747, PAGE 1715)

DATED THIS 11th DAY OF June, 1992

BY: [Signature]
ROGER GAMBLIN, VICE PRESIDENT
INTERSTATE TITLE SERVICES, INC.
580 VILLAGE BLVD., SUITE 150
WEST PALM BEACH, FLA. 33409

CERTIFICATE OF APPROVAL MARTIN COUNTY

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

DATE: 10-12-92 BY: [Signature] DONALD E. HOLLOMAN, COUNTY ENGINEER
DATE: 7-14-92 BY: [Signature] KOREN'S. DREWER, COUNTY ATTORNEY
DATE: 7-14-92 BY: [Signature] RACHEL SCOTT, CHAIRMAN, PLANNING AND ZONING COMMISSION
DATE: 7-14-92 BY: [Signature] MARY DAWSON, CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

ATTEST:

[Signature] MARSHA STILLER, CLERK
By Charlotte Busbey D.C.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF OHIO
COUNTY OF MAHONING

The undersigned Treasure Coast - JCP Associates, Ltd., a Florida limited partnership, does hereby certify that it is the Owner of the property described hereon and has caused the same to be surveyed and platted as shown hereon. Further, that there are no dedications to the public or anyone else within the boundaries of this replat.

signed and sealed this 16th day of June, 1992

TREASURE COAST - JCP ASSOCIATES, LTD., a Florida limited partnership by its sole general partner, Treasure Coast Associates, an Ohio general partnership

Witnesses:
[Signatures of witnesses]
By: [Signature] Edward J. DeBartolo, General Partner
By: [Signature] Marie Denise DeBartolo York, General Partner

ACKNOWLEDGEMENT

STATE OF OHIO
COUNTY OF MAHONING

Before me personally appeared EDWARD DeBARTOLO and DENISE DeBARTOLO YORK, partners of TREASURE COAST ASSOCIATES, the general partner of Treasure Coast - JCP Associates, LTD., A Florida limited partnership who are (X) personally known to me or () who have produced as identification as identification, who executed the foregoing Certificate of Ownership and Dedication and acknowledged before me that they executed the same. They did/did not take an oath.

WITNESS my hand and official seal in the County and State last aforesaid, this 16th day of June 1992.

My Commission Expires: April 24, 1994
[Signature] Rebecca E. Luthern, Notary public

TRACT "A" PARCEL 1
PLAT BOOK 10, PAGE 100, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

CERTIFICATE OF SURVEYOR

STATE OF FLORIDA
COUNTY OF MARTIN

I, Stephen J. Brown, do hereby certify that this plat of LOT 1 - SEARS & LOT 2 - J.C. PENNEY'S is a true and correct representation of the lands surveyed, that the survey was made under my responsible direction and supervision and that said survey is accurate to the best of my knowledge and belief and that permanent reference monuments have been placed, as required by law, and further that the survey data complies with all the requirements of chapter 177, part 1, Florida Statutes, as amended, and ordinances of Martin County, Florida.

[Signature] Stephen J. Brown
REGISTERED LAND SURVEYOR
FLORIDA CERTIFICATION NO. 4049

ACKNOWLEDGEMENT

STATE OF NEW YORK
COUNTY OF NEW YORK

Before me personally appeared [Signature] Matthew Murphy, of TEACHERS INSURANCE AND ANNUITY ASSOCIATION OF AMERICA, A corporation organized and existing under the laws of the State of New York, on behalf of the corporation. Who is (X) personally known to me or () who has produced as identification, who executed the foregoing Mortgage Holders Consent and acknowledged before me that he/she executed the same. He/she did/did not take an oath.

WITNESS my hand and official seal in the County and State last aforesaid, this 26th day of August, 1992.

My Commission Expires:
(Notarial Seal)

Notary Public

[Signature] Anthony R. Armaldi
Notary Public
Notary Public - State of New York
No. 01118
Commission Expires October 13, 1993

STEPHEN J. BROWN INC.

SURVEYORS • DESIGNERS •
LAND PLANNERS • CONSULTANTS •

250 FLORIDA STREET
STUART FLORIDA 34994
(407) - 288 - 7176

