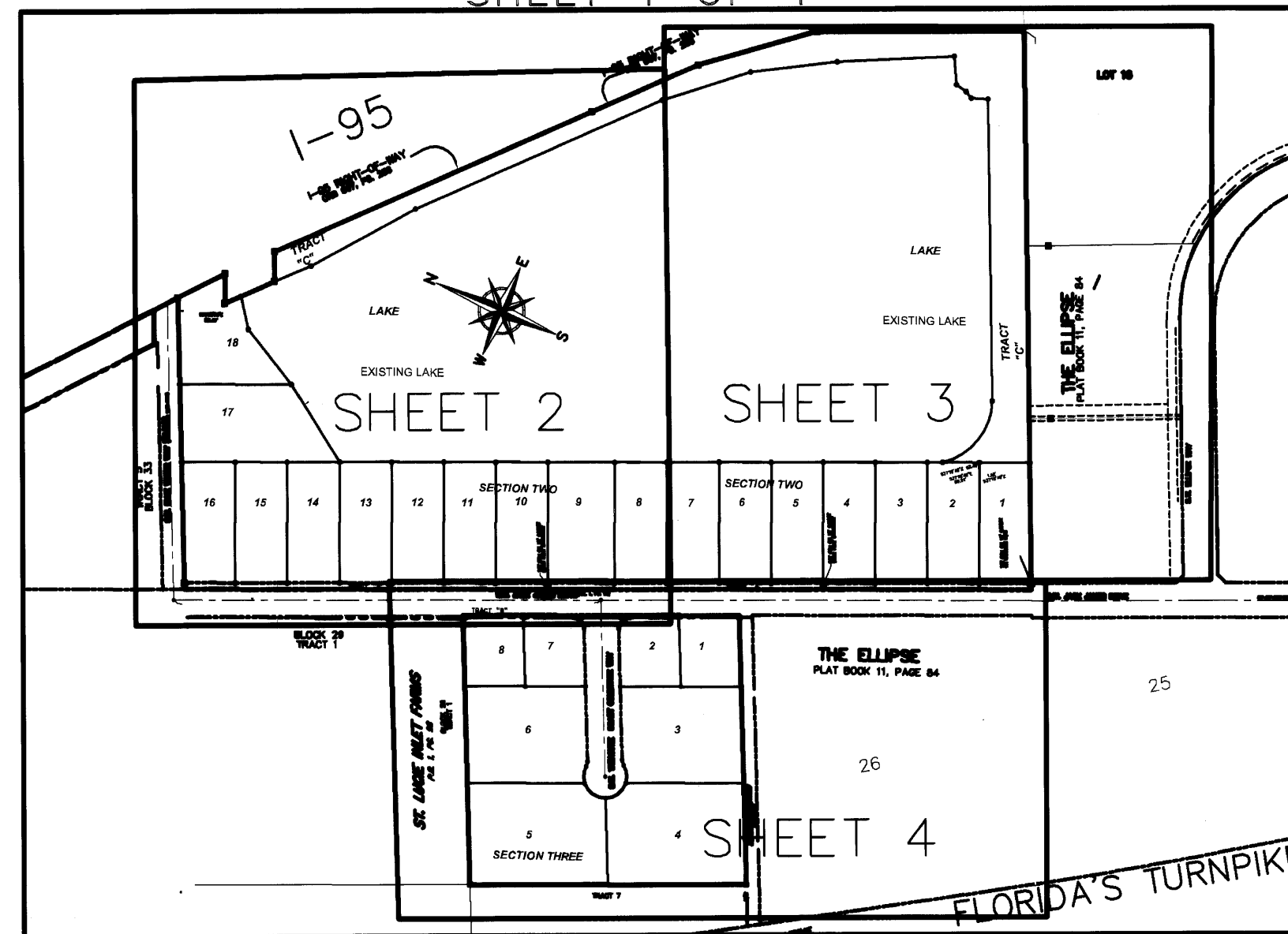


TREASURE COAST COMMERCE CENTER TWO AND THREE

BEING A REPLAT OF TRACTS 3 AND 6, BLOCK 32, LYING WEST OF INTERSTATE 95; AND ALL OF TRACTS 4 AND 5, BLOCK 32 AND TRACTS 3 AND 4 BLOCK 31, LYING WEST OF INTERSTATE 95, AND TRACT 8, BLOCK 29, OF ST. LUCIE INLET FARMS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 98, PALM BEACH (NOW MARTIN) COUNTY, FLORIDA.

HANSON GRANT, MARTIN COUNTY, FLORIDA.
SHEET 1 OF 4



LEGAL DESCRIPTION

TRACT 8, BLOCK 29 OF "ST. LUCIE INLET FARMS", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1 AT PAGE 98 OF THE PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA. LESS AND EXCEPT THAT PORTION LYING IN ROAD RIGHT OF WAY, THE PERPETUAL EASEMENT FILED IN O.R. BOOK 669, PAGES 2502-2504; AND THE EASEMENT AGREEMENT DESCRIBED IN WARRANTY DEED FILED IN O.R. BOOK 759, PAGE 2636, OF THE PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA. SAID PARCEL CONTAINING 397311 SQUARE FEET OR 9.12 ACRE MORE OR LESS. SAID PARCEL BEING SUBJECT TO ANY/ALL EASEMENTS, RESERVATIONS, OR RESTRICTIONS.

AND TOGETHER WITH:

ALL OF TRACTS 3 AND 6, BLOCK 32, LYING WEST OF INTERSTATE 95; AND ALL OF TRACTS 4 AND 5, BLOCK 32; AND TRACT 3 AND 4, BLOCK 31, LYING WEST OF INTERSTATE 95, OF ST. LUCIE INLET FARMS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 98, PALM BEACH, (NOW MARTIN) COUNTY, FLORIDA. CONTAINING 48.13 ACRES MORE OR LESS

SUBJECT TO ALL RIGHT OF WAYS AND EASEMENTS AND RESTRICTIONS.

TOTAL ACREAGE IS 57.25 ACRES MORE OR LESS.

TITLE CERTIFICATION

- ARNOLD PERLSTEIN, ESQ., A MEMBER OF THE FLORIDA BAR, HEREBY CERTIFY THAT AS OF May 15, 2003, AT 11 PM.
- 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.
- ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD ENCUMBERING THE LAND DESCRIBED HEREON ARE AS FOLLOWS: (1) MORTGAGE IN FAVOR OF WOODROW A. KANTNER CHARITABLE REMAINDER UNITRUST U/A EXISTING UNDER THE LAWS OF THE STATE OF FLORIDA, DATED SEPTEMBER 1, 1999 RECORDED IN OFFICIAL RECORDS BOOK 1582, PAGE 2346 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.
- ALL TAXES THAT ARE DUE AND PAYABLE PURSUANT TO SECTION 197.192 F.S. HAVE BEEN PAID.

DATED THIS 3rd DAY OF June, 2003

Arnold Perlstein Esq.
ARNOLD PERLSTEIN, ESQ.
ATTORNEY AT LAW, FLORIDA BAR NO. 270911
4801 SOUTH UNIVERSITY DRIVE, 2ND FLOOR
DAVE, FLORIDA 33328

MORTGAGEE'S CONSENT

CONNIE P. SANTINI AND RICHARD C. JARCHOW, AS CO-TRUSTEES OF THE WOODROW A. KANTNER CHARITABLE REMAINDER UNITRUST OF FLORIDA, HEREBY CERTIFY THAT IT IS THE HOLDER OF THAT CERTAIN MORTGAGE RECORDED IN OFFICIAL RECORDS BOOK 1582, BOOK 2346 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; AND THAT IT HEREBY CONSENTS TO DEDICATIONS HEREON AND DOES HEREBY SUBORDINATE ITS MORTGAGE, LIEN AND ENCUMBRANCE, AS DESCRIBED ABOVE, TO SUCH DEDICATION.

WOODROW A. KANTNER CHARITABLE REMAINDER UNITRUST U/A
DATED SEPTEMBER 1, 1999

ATTEST:
BY: Richard C. Jarchow
RICHARD C. JARCHOW

BY: Connie P. Santini
CONNIE P. SANTINI

ACKNOWLEDGMENT

STATE OF Florida
COUNTY OF Martin

ITS: CO-TRUSTEE
CONNIE P. SANTINI

BEFORE ME THE UNDERSIGNED NOTARY PERSONALLY APPEARED RICHARD C. JARCHOW AND CONNIE P. SANTINI WELL KNOWN TO BE CO-TRUSTEES OF WOODROW A. KANTNER CHARITABLE REMAINDER UNITRUST U/A, DATED SEPTEMBER 1, 1999 UNDER THE LAWS OF THE STATE OF FLORIDA, AND THEY ACKNOWLEDGED THAT THEY EXECUTED SUCH MORTGAGEE'S CONSENT AS SUCH OFFICERS OF SAID UNITRUST, AND THAT IT IS THE FREE ACT AND DEED OF SAID UNITRUST. THEY ARE PERSONALLY KNOWN TO ME OR PRODUCED Florida Driver's License AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL STAMP, THIS 3 DAY OF JUNE 2003.

NOTARY PUBLIC
PRINTED NAME: Osiris Ramos
MY COMMISSION EXPIRES: _____

CERTIFICATE OF OWNERSHIP AND DEDICATION

95 INDUSTRIAL, L.C., A FLORIDA LIMITED LIABILITY COMPANY, BY AND THROUGH ITS UNDERSIGNED OFFICER, HEREBY CERTIFIES THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED ON THIS PLAT OF "TREASURE COAST COMMERCE CENTER - TWO AND THREE" AND HEREBY DEDICATES AS FOLLOWS:

- STREETS:
TREASURE COAST COMMERCE COURT AND THE ADDITIONAL RIGHT-OF-WAY SHOWN AS TRACTS "A" AND "B" ON THIS PLAT OF "TREASURE COAST COMMERCE CENTER - TWO AND THREE" ARE DESIGNATED AS PUBLIC STREETS, AND ARE HEREBY DEDICATED TO MARTIN COUNTY FOR THE USE AND BENEFIT OF THE PUBLIC.
- TOWER SITE EASEMENT AND TOWER ACCESS EASEMENTS
THE TOWER SITE EASEMENT AND TOWER ACCESS EASEMENTS AS SHOWN ON THIS PLAT OF "TREASURE COAST COMMERCE CENTER - TWO AND THREE" ARE DESIGNATED AS A PRIVATE TOWER SITE AND TOWER ACCESS EASEMENTS, AND ARE HEREBY DEDICATED TO THE TENANT OF THE TOWER SITE FOR THE USE AND BENEFIT OF THE TOWER OPERATORS.

CERTIFICATE OF OWNERSHIP AND DEDICATION CONTINUED

- UTILITY EASEMENTS:
THE UTILITY EASEMENTS SHOWN ON THIS PLAT OF "TREASURE COAST COMMERCE CENTER - TWO AND THREE" MAY BE USED FOR UTILITY PURPOSES (INCLUDING CATV) 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. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR, ANY UTILITY EASEMENTS DESIGNATED AS SUCH ON THIS PLAT.
- LAKE MAINTENANCE EASEMENTS:
THE LAKE MAINTENANCE EASEMENTS SHOWN ON THIS PLAT OF "TREASURE COAST COMMERCE CENTER - TWO AND THREE" AND DESIGNATED AS SUCH ON THE PLAT, ARE HEREBY DECLARED TO BE THE PROPERTY OF TCC PROPERTY OWNERS ASSOCIATION, INC. (HEREIN AFTER "ASSOCIATION"), AND SHALL BE CONVEYED BY DEED TO THE ASSOCIATION FOR LAKE MAINTENANCE PURPOSES. 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 LAKE MAINTENANCE EASEMENTS DESIGNATED AS SUCH ON THIS PLAT.
- DRAINAGE EASEMENTS:
THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT OF "TREASURE COAST COMMERCE CENTER - TWO AND THREE" AND DESIGNATED AS SUCH ON THE PLAT, ARE HEREBY DECLARED TO BE THE PROPERTY OF TCC PROPERTY OWNERS ASSOCIATION, INC. (HEREIN AFTER "ASSOCIATION"), AND SHALL BE CONVEYED BY DEED TO THE ASSOCIATION FOR DRAINAGE PURPOSES. 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.
- LAKE PARCEL AND TRACT "C"
THE LAKE PARCEL AND TRACT "C" AS SHOWN ON THIS PLAT OF "TREASURE COAST COMMERCE CENTER - TWO AND THREE" AND DESIGNATED AS SUCH ON THE PLAT, ARE HEREBY DECLARED TO BE THE PROPERTY OF TCC PROPERTY OWNERS ASSOCIATION, INC. (HEREIN AFTER "ASSOCIATION"), AND SHALL BE CONVEYED BY DEED TO THE ASSOCIATION FOR UTILITIES, AND DRAINAGE PURPOSES. 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 THE LAKE PARCEL AND TRACT "C" DESIGNATED AS SUCH ON THIS PLAT.
- LAKE ACCESS EASEMENT
THE LAKE PARCEL AND TRACT "C" AS SHOWN ON THIS PLAT OF "TREASURE COAST COMMERCE CENTER - TWO AND THREE" AND DESIGNATED AS SUCH ON THE PLAT, ARE HEREBY DECLARED TO BE THE PROPERTY OF TCC PROPERTY OWNERS ASSOCIATION, INC. (HEREIN AFTER "ASSOCIATION"), AND SHALL BE CONVEYED BY DEED TO THE ASSOCIATION FOR ACCESS TO AND ALONG THE LAKE.

95 INDUSTRIAL, L.C., A FLORIDA LIMITED LIABILITY COMPANY
BY: STUART INTERNATIONAL CORP., A FLORIDA CORPORATION
ITS MANAGER/MEMBER

SIGNED AND SEALED THIS 3 DAY OF JUNE, 2003, ON BEHALF OF SAID CORPORATION
BY ITS PRESIDENT

WITNESS: Stuart International Corp.
NAME
WITNESS: Osiris Ramos
NAME

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF MARTIN

THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 3 DAY OF JUNE, 2003 BY MARTIN TABOR, PRESIDENT OF STUART INTERNATIONAL CORPORATION, A FLORIDA COMPANY, MANAGER/MEMBER OF 95 INDUSTRIAL, L.C. A FLORIDA LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED A _____ AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL STAMP, THIS 3 DAY OF JUNE, 2003.

(NOTARY STAMP)
NOTARY PUBLIC
PRINTED NAME: Osiris Ramos
MY COMMISSION EXPIRES: _____

ACCEPTANCE OF DEDICATIONS

THE TCC PROPERTY OWNERS ASSOCIATION, INC. (HEREIN AFTER "ASSOCIATION"), BY ITS _____ ACCEPTS THE AFORESAID DEDICATIONS.

BY: Martin Tabor DATED THIS 3 DAY OF JUNE, 2003.

MARTIN TABOR
PRESIDENT
TCC PROPERTY OWNERS ASSOCIATION, INC.
WITNESS: Osiris Ramos
NAME
WITNESS: Osiris Ramos
NAME

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF MARTIN

THE FOREGOING CERTIFICATE OF ACCEPTANCE WAS ACKNOWLEDGED BEFORE ME THIS 3 DAY OF JUNE, 2003 BY MARTIN TABOR, PRESIDENT OF TCC PROPERTY OWNERS ASSOCIATION, INC., AS PRESIDENT OF TCC PROPERTY OWNERS ASSOCIATION, INC. WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED A _____ AS IDENTIFICATION

WITNESS MY HAND AND OFFICIAL STAMP, THIS 3 DAY OF JUNE, 2003.

(NOTARY STAMP)
NOTARY PUBLIC
PRINTED NAME: Osiris Ramos

APPROVAL BY MARTIN COUNTY

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

6-9-03
DATE

55-38-41-290-000-0000.0
PARCEL CONTROL NO.



Walter J. Williams
COUNTY SURVEYOR AND MAPPER

6-9-03
DATE

V. J. D. D.
COUNTY ENGINEER

6/9/03
DATE

Kenneth Strey
COUNTY ATTORNEY

5/13/03
DATE

Marsha Ewing
CHAIRMAN
BOARD OF COMMISSIONERS
MARTIN COUNTY, FLORIDA.

LEGEND

- INDICATES NO. 5 IRON ROD AND CAP "BL LB 6852"
- INDICATES SET PERMANENT REFERENCE MONUMENT, 4X4 CONCRETE MONUMENT WITH ALUMINUM DISK STAMPED "BETSY LINDSAY, INC. LB 6852 PRM"
- ◻ INDICATES FOUND PERMANENT REFERENCE MONUMENT (PRM)
- NAD83/90 INDICATES STATE PLANE COORDINATES, FLORIDA EAST ZONE, NORTH AMERICAN DATUM OF 83/90
- INDICATES SET PK NAIL AND WASHER "BL LB 6852" (PCP)
- NAD INDICATES NORTH AMERICAN DATUM
- TAN INDICATES TANGENT LENGTH
- R/W INDICATES RIGHT OF WAY
- ⊕ INDICATES CENTER LINE
- O.R.B. INDICATES OFFICIAL RECORDS BOOK
- P.B. INDICATES PLAT BOOK
- PG. INDICATES PAGE
- R INDICATES RADIUS
- L INDICATES LENGTH OF ARC
- D INDICATES DELTA ANGLE
- N INDICATES NORTH
- E INDICATES EAST
- S INDICATES SOUTH
- W INDICATES WEST
- LB INDICATES LICENSED BUSINESS

GENERAL NOTES

- BEARINGS AS SHOWN HEREON ARE BASED ON STATE PLANE COORDINATES, NORTH AMERICAN DATUM 83/90 ADJUSTMENT, FLORIDA EAST. REFERENCE A BEARING OF S71°46'16"E ALONG THE NORTH RIGHT OF WAY LINE OF JACK JAMES ROAD.
- THIS PLAT, AS RECORDED IN ITS GRAPHIC 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.

CERTIFICATE OF SURVEYOR AND MAPPER

I, ELIZABETH A. LINDSAY, HEREBY CERTIFY THAT THIS PLAT OF "TREASURE COAST COMMERCE CENTER - TWO AND THREE" AS SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE CHARGE AND SUPERVISION; AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT P.R.M.'S (PERMANENT REFERENCE MONUMENTS) HAVE BEEN PLACED AS REQUIRED BY LAW; AND THAT P. C. P. (PERMANENT CONTROL POINTS) AND LOT CORNERS WILL BE SET FOR THE REQUIRED IMPROVEMENTS, AND THAT THE SURVEY DATA COMPLIES WITH ALL OF THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES AS AMENDED, AND ORDINANCES OF MARTIN COUNTY, FLORIDA.

BY: Elizabeth A. Lindsay DATE: May 16, 2003
ELIZABETH A. LINDSAY
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 4724
LICENSED BUSINESS NO. 6852

B BETSY LINDSAY, INC.
SURVEYING AND MAPPING
208 NORTH U.S. HWY NO. 1 - UNIT 8 - TEQUESTA, FLORIDA 33469
(561)575-5275 (561)575-4324 FAX
TREASURE COAST COMMERCE CENTER
TWO AND THREE SHEET 1 OF 4

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