

PINEAPPLE COMMONS COMMERCIAL CENTER

BEING KNOWN AS A REPLAT OF PINEAPPLE COMMONS COMMERCIAL TRACT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGE 56, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA. LYING IN THE CITY OF STUART, FLORIDA.

ACCURIGHT LAND SURVEYING, INC.

1501 DECKER AVENUE UNIT 419 - STUART, FLORIDA, 34994
OFFICE PHONE NO. (772) 288-7894 - FAX NO. (772) 220-7993

LAND SURVEYING - CONSULTANTS - LAND PLANNERS - DESIGNERS

LEGEND AND ABBREVIATIONS:

- P.R.M. = PERMANENT REFERENCE MONUMENT, SET 4"x4" CONCRETE MONUMENTS WITH DISC (PLS 4459)
- P.C.P. = PERMANENT CONTROL POINT (SET PK & DISC PLS 4459) or SET 5/8" IRON ROD & CAP (PLS 4459)
- O.R.B. = OFFICIAL RECORDS BOOK
- D.B. = DEED BOOK
- PG.(S) = PAGE(S)
- F.P.L. = FLORIDA POWER & LIGHT
- R = RADIUS
- L = LENGTH
- D = DELTA
- P.B. = PLAT BOOK
- PLS = PROFESSIONAL LAND SURVEYOR
- DELINEATES ANGLE BREAK OR POINT OF CURVATURE
- R/W = RIGHT OF WAY

NOTICE:

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHICAL OR DIGITAL FORM OF PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED IN THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

CERTIFICATE OF OWNERSHIP AND DEDICATION:

STATE OF FLORIDA
COUNTY OF MARTIN

STUART ALLIANT, LLC, A FLORIDA LIMITED LIABILITY COMPANY, BY AND THROUGH ITS UNDERSIGNED REPRESENTATIVE DOES HEREBY CERTIFY THAT IT IS THE OWNER OF OF TRACTS A AND B.

STUART PINEAPPLE I, LLC, A FLORIDA LIMITED LIABILITY COMPANY, BY AND THROUGH ITS UNDERSIGNED REPRESENTATIVE, DOES HEREBY CERTIFY THAT IT IS THE TRACT B; AND

STUART SQUARE PERIPHERAL ASSOCIATES, AN OHIO GENERAL PARTNERSHIP, BY AND THROUGH ITS UNDERSIGNED REPRESENTATIVE, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF BRITT ROAD AND GOLDENROD ROAD AND IS HEREBY EXECUTING THIS REPLAT AS TO SAID ROADS SINCE MARTIN COUNTY HAS NOT OFFICIALLY ACCEPTED THE DEDICATION OF SAID ROADS;

AND DO HEREBY DEDICATE AS FOLLOWS:

PUBLIC STREETS AND RIGHTS --OF-WAY
AN AREA SHOWN ON THIS PLAT AND DESIGNATED THEREON AS "STREETS," "ROADS," "ALLEYS," OR OTHER RIGHT OF WAY IS HEREBY DEDICATED TO MARTIN COUNTY, A POLITICAL SUBDIVISION OF THE STATE FOR THE USE AND BENEFIT OF THE PUBLIC AS PUBLIC RIGHT OF WAY. THIS DEDICATION INCLUDES THE RIGHT OF ANY UTILITY COMPANY TO LOCATE UTILITIES SUCH AS ELECTRICITY, WATER, SEWER, TELEPHONE, CABLE TELEVISION, AND OTHER COMMUNICATIONS FACILITIES WITHIN THE RIGHT OF WAY.

STUART ALLIANT, LLC and STUART SQUARE PERIPHERAL ASSOCIATES

By: NID Corporation, an Ohio corporation, as General Partner of Stuart Square Peripheral Associates, an Ohio General Partnership, and Managing Member of Stuart Alliant, LLC, A FLORIDA LIMITED LIABILITY COMPANY.

By: Scott J. Peek
SCOTT J. PECK, EXECUTIVE VICE PRESIDENT
CHARLES L. LARKIN, SENIOR

STUART PINEAPPLE I, LLC
By: Pineapple Commons Equities LLC, a Florida limited liability company, Managing Member of Stuart Pineapple I, LLC, a Florida limited liability company

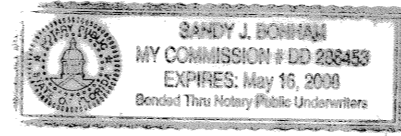
By: Keith L. Cummings
KEITH L. CUMMINGS, ITS MANAGER

ACKNOWLEDGMENT:

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY SCOTT J. PECK, AS EXECUTIVE VICE PRESIDENT OF NID CORPORATION, AN OHIO CORPORATION, ON BEHALF OF SAID CORPORATION AND WHO IS PERSONALLY KNOWN TO ME. DATED THIS 20th DAY OF JUNE, 2004.

Sandy J. Bonham
Notary Public, State of Florida
Printed name: Sandy J. Bonham

Notary Seal

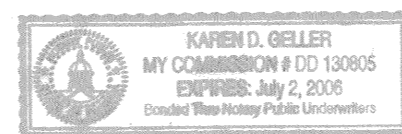


ACKNOWLEDGMENT:

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY KEITH L. CUMMINGS, AS MANAGER OF PINEAPPLE COMMONS EQUITIES LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF SAID LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME. DATED THIS 20th DAY OF May, 2004.

Karen D. Geller
Notary Public, State of Florida
Printed name: Karen D. Geller

Notary Seal



MORTGAGEE'S CONSENT AND ACKNOWLEDGMENT:

KEYBANK NATIONAL ASSOCIATION, A NATIONAL BANKING ASSOCIATION, HEREBY CERTIFIES THAT THEY ARE THE HOLDERS OF THAT CERTAIN MORTGAGE, LIEN OR ENCUMBRANCE ON THE LAND DESCRIBED HEREON, DATED MARCH 31, 2004, AND RECORDED IN OFFICIAL RECORDS BOOK 1882, PAGE 2200, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS, AND DOES HEREBY CONSENT TO THE DEDICATIONS HEREON AND DOES SUBORDINATE THEIR MORTGAGE, LIEN OR ENCUMBRANCE TO SUCH DEDICATION. SIGNED THIS 1st DAY OF June, 2004.

WITNESSES:

KEYBANK NATIONAL ASSOCIATION, A NATIONAL BANKING ASSOCIATION

Jeanne A. Klmsch
PRINT NAME: Jeanne A. Klmsch
Daniel Rubis
PRINT NAME: Daniel Rubis

BY: Charles A. Ernst, Jr.
NAME: Charles A. Ernst, Jr.
TITLE: Vice President

STATE OF FLORIDA
COUNTY OF Hillsborough

THE FOREGOING MORTGAGEE'S CONSENT WAS ACKNOWLEDGED BEFORE ME THIS 1st DAY OF June, 2004, BY Charles A. Ernst, Jr. OF KEYBANK NATIONAL ASSOCIATION, A NATIONAL BANKING ASSOCIATION, ON BEHALF OF THE ASSOCIATION. HE/SHE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION.

(NOTARIAL STAMP) Jeanne A. Klmsch
Notary Public, State of Florida, My Commission Expires Feb 24, 2008

Jeanne A. Klmsch
Notary Public, State of Florida, My Commission Expires 2/24/08

FLORIDA BANK, N.A., A NATIONAL BANKING ASSOCIATION, HEREBY CERTIFIES THAT THEY ARE THE HOLDERS OF THAT CERTAIN MORTGAGE, LIEN OR ENCUMBRANCE ON THE LAND DESCRIBED HEREON, DATED DECEMBER 4, 2003, AND RECORDED IN OFFICIAL RECORDS BOOK 1846, PAGE 2933, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS, AND DOES HEREBY CONSENT TO THE DEDICATIONS HEREON AND DOES SUBORDINATE THEIR MORTGAGE, LIEN OR ENCUMBRANCE TO SUCH DEDICATION.

SIGNED THIS 9 DAY OF June, 2004.

WITNESSES:

FLORIDA BANK, N.A., A NATIONAL BANKING ASSOCIATION

Bethany D. Flores
PRINT NAME: BETHANY D. FLORES
David Pearlman
PRINT NAME: DAVID PEARLMAN

BY: Wade H. Faircloth
NAME: Wade H. Faircloth
TITLE: Senior Vice Pres.

STATE OF FLORIDA
COUNTY OF Hillsborough

THE FOREGOING MORTGAGEE'S CONSENT WAS ACKNOWLEDGED BEFORE ME THIS 9th DAY OF June, 2004, BY Wade H. Faircloth OF FLORIDA BANK, N.A., A NATIONAL BANKING ASSOCIATION, ON BEHALF OF THE ASSOCIATION. HE/SHE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION.

(NOTARIAL STAMP)



Wade H. Faircloth
Notary Public, State of Florida, My Commission Expires 12/08

SURVEYOR'S NOTES:

1. THERE SHALL BE NO BUILDING OR ANY OTHER KIND OF CONSTRUCTION, OR PLACEMENT OF TREES OR SHRUBS PLACED ON DRAINAGE EASEMENTS.
2. BEARINGS SHOWN HEREON ARE REFERENCED TO THE SOUTH LINE LINE OF SECTION 20, TOWNSHIP 37 SOUTH, RANGE 41 EAST. SAID LINE BEARS SOUTH 89°30'08" EAST.
3. THIS PROPERTY IS LOCATED IN FLOOD ZONE 'X' (SHADED GRAY) ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) NO. 12085C-0132-F, CITY OF STUART COMMUNITY NO. 120165-0132-F, DATED: OCTOBER 4, 2002.

FILED FOR RECORD
JUL 13 PM 1:30
MARSHA EWING
CLERK OF CIRCUIT COURT
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 15, PAGE 92, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS, THIS 13th DAY OF July, 2004.
MARSHA EWING, CLERK
CIRCUIT COURT
MARTIN COUNTY, FLORIDA
BY: Charlott Burke
DEPUTY CLERK (CIRCUIT COURT SEAL)
1765721
FILE NO.

SUBDIVISION PARCEL CONTROL NUMBER:
20-37-41-007-000-0000-0

CITY APPROVAL:

STATE OF FLORIDA
COUNTY OF MARTIN
CITY OF STUART

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

Jeffrey A. Krauskopf
JEFFREY A. KRAUSKOPF, CITY MAYOR
Carol M. Coffin
CAROL M. COFFIN, CITY CLERK
Greg Fleming
GREG FLEMING, PLAT REVIEWER

DATE: 7-8-04
DATE: 7/6/04
DATE: 6/29/04
DATE: 7/5/04
DATE: 6/29/04

SURVEYOR'S CERTIFICATE:

STATE OF FLORIDA
COUNTY OF MARTIN

I, EARLE R. STARKEY, DO HEREBY CERTIFY THAT THIS PLAT OF PINEAPPLE COMMONS COMMERCIAL CENTER IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, BASED ON A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED, AS REQUIRED BY LAW, AND THAT PERMANENT CONTROL POINTS, IF REQUIRED, AND LOT CORNERS WILL BE SET FOR THE REQUIRED IMPROVEMENTS AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES, AS AMENDED AND ORDINANCES OF THE CITY OF STUART, FLORIDA

Earle R. Starkey
EARLE R. STARKEY - PROFESSIONAL LAND SURVEYOR
REGISTRATION NO. 4459 - STATE OF FLORIDA
LICENSED BUSINESS #6807

DATE: JUNE 14, 2004

TITLE CERTIFICATION:

I, PAUL K. HINES, ESQUIRE, A MEMBER OF THE FLORIDA BAR, HEREBY CERTIFY THAT AS OF MAY 26, 2004, AT

1. RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT IS IN THE NAME OF THE PERSONS, CORPORATIONS, AND/OR OTHER ENTITIES EXECUTING THE CERTIFICATE OF OWNERSHIP AND DEDICATION HEREON.
2. ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD ENCUMBERING THE LAND DESCRIBED HEREON AS FOLLOWS:
AS TO TRACT "B", KEYBANK NATIONAL ASSOCIATION, A NATIONAL BANKING ASSOCIATION, MORTGAGEE, AND STUART PINEAPPLE I, LLC, A FLORIDA LIMITED LIABILITY COMPANY, MORTGAGOR, DATED MARCH 31, 2004, RECORDED APRIL 2, 2004.
AS TO TRACT "A", FLORIDA BANK, N.A., A NATIONAL BANKING ASSOCIATION, MORTGAGEE, AND STUART ALLIANT, LLC, A FLORIDA LIMITED LIABILITY COMPANY, MORTGAGOR, DATED DECEMBER 4, 2003, RECORDED DECEMBER 10, 2003.
3. ALL TAXES THAT ARE DUE AND PAYABLE PURSUANT TO SECTION 197.192, F.S. HAVE BEEN PAID.
DATED THIS 14th DAY OF JUNE, 2004.

BY: Paul K. Hines
PRINT NAME: PAUL K. HINES

GUNSTER, YOAKLEY & STEWART, P.A.
800 S.E. MONTEREY COMMONS BOULEVARD, #200
STUART, FL 34996
(772) 288-1980

LEGAL DESCRIPTION:

BEING KNOWN AS PINEAPPLE COMMONS COMMERCIAL TRACT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGE 56, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA. CONTAINING 27.72± ACRES.