SCHEDULE B-2 EASEMENT NOTES

1 through 4. Not a matter of survey.

5. Easement in favor of Florida Power & Light Company, recorded in Official Records Book 29, page 308. (document is illegible)

6. Outfall Ditch Easement Deed in favor of Martin County, a political subdivision of the State of Florida recorded August 25, 1995, in Deed Book 76, Page 279.
(does not affect site)

7. Agreement by and between Edward Miller & Son, Inc., a Florida corporation and Martin County, Florida, a political subdivision of the State of Florida recorded August 8, 1975, in Official Records Book 389, Page 340.
(does not affect site)

8. Agreement by and between Knouse Flowers, Inc., a Florida corporation and Albertson's Inc., a Delaware corporation recorded June 3, 1980, in Official Records Book 496, Page 2704.
(surveyed parcel lies within the limits of affected property described in this document - site limits shown in Overall Site Detail on this sheet)

(9) 9. Commercial Planned Unit Development Zoning Agreement recorded in Official Records Book 510, page 2485, and Commercial Planned Unit Development and Zoning Agreement recorded in Official Records Book 521, page 1283, First Amendment to Commercial Planned Unit Development Zoning Agreement Stuart Centre recorded December 20, 1990, in Official Records Book 887, Page 51; Resolution Number 60-90 recorded in Official Records Book 887, page 50; Resolution Number 97-99 Approving Second Amendment to Stuart Centre Commercial Planned Unit Development recorded June 1, 1999, in Official Records Book 1397, Page 48; Ordinance Number 2086-07 Approving Third Amendment to Stuart Centre Commercial Planned Unit Development recorded May 30, 2007, in Official Records Book 2251, Page 2569 as affected by Administrative Variance recorded in Official Records Book 2323, page 1774 and in Official Records Book 2851, page 741.
(refers to overall site - plotted and shown hereon)

(10) 10. Right of Way Easement by and between Paul Mark Development, Grantor, and Southern Bell Telephone and Telegraph Company, Grantee, recorded October 8, 1981, in Official Records Book 531, Page 427 and Official Records Book 542, page 2125.
(plotted and shown hereon as affects site - as right-of-way changes, offsite, actual easement location(s) may be affected)

(11) 11. Footing and Foundation Easement recorded in Official Records Book 533, page 1313.
(does not affect site - plotted hereon in Overall Site Detail)

12. Easement Grant by and between Paul M. Hoffenberg, Trustee, Abner W. McKnight and Mary Lou McKnight, and Richard C. Geisinger, Sr., Grantors, and Denny's Inc., Grantee, recorded June 9, 1983, in Official Records Book 572, Page 2640.
(affects site - easement is blanket in nature and not described. Refer to reduced sketch showing affected area)

13. Restrictions set forth in that certain unrecorded Lease dated 12/24/1990 by and between Stuart Center Associates, Ltd and The TJX Operating Companies, Inc. as evidenced by Memorandum of Lease recorded in Official Records Book 894, page 2728 and Amendment to Memorandum of Lease recorded in Official Records Book 1372, page 1505.
(refers to overall site of which surveyed site is a part of - document contains no easement)

14. Restrictions set forth in unrecorded Lease Agreement by and between Stuart Center Associates, Ltd., a Florida limited partnership, Lessor, and Homegoods, Inc., a Delaware corporation, Lessee, dated April 17, 1998, as evidenced by that certain Memorandum of Lease recorded February 22, 1999, in Official Records Book 1372, Page 1499.
(refers to overall site of which surveyed site is a part of - document contains no easement)

15. Restrictions set forth in unrecorded Lease Agreement by and between Stuart Center Associates, Ltd., a Florida limited partnership, Lessor, and Office Depot, Inc., a Delaware corporation, Lessee, dated February 1, 1991, as evidenced by that certain Memorandum of Lease recorded February 5, 1991, in Official Records Book 892, Page 1293 and Memorandum of Lease recorded June 28, 2005, in Official Records Book 2030, Page 371.
(refers to overall site - document contains no easements - overall shopping center site labeled in Overall Site Detail per this sheet)

16. Reciprocal Easement and Operating Agreement by and between WMD Stuart North, LLC, a Florida limited liability company and Stuart Centre Investors, LLC, a Florida limited liability company recorded August 4, 2005, in Official Records Book 2044, Page 2353.
(North Parcel labeled in Overall Site Detail per this sheet. Limits of South Parcel unable to be determined as document is partially illegible. Easement area is blanket in nature))

17. Easement by and between Stuart Centre Investors, LLC, Grantor, and Florida Power & Light Company, Grantee, recorded July 17, 2007, in Official Records Book 2264, Page 402.
(does not affect site)

18. Amended Easement Deed by Court Order in Settlement of Landowner Action in favor of Sprint Communications Company, L.P. recorded June 12, 2013, in Official Records Book 2657, Page 13 and recorded October 16, 2013, in Official Records Book 2682, Page 1312 and Notice of Substitution of Easement Deed by Court Order in Settlement of Landowner Action recorded in Official Records Book 2688, page 512.
(easement area not delineated, document only lists affected parcels by parcel ID numbers.)

19. Mortgage and Security Agreement executed by Stuart Center Associates, Ltd., a Florida limited partnership, Mortgagor, in favor of Homestead Savings, a Federal savings and loan association, Mortgagee, dated August 1, 1990 and recorded August 3, 1990, in Official Records Book 870, Page 2164; Assignment of Mortgage recorded May 14, 1993, in Official Records Book 1011, Page 2197 and recorded June 5, 1996, in Official Records Book 1181, Page 180; Assignment of Mortgage and Assignment of Rents and Leases recorded December 9, 1997, in Official Records Book 1276, Page 1712; Assignment of Mortgage and Security Agreement and Assignment of Rents and Leases recorded December 8, 1997, in Official Records Book 1276, Page 1718; Assignment of Mortgage and Security Agreement and Assignment of Rents and Leases recorded December 8, 1997, in Official Records Book 1276, Page 1720; Collateral Assignment of Mortgage Documentation recorded July 27, 1998, in Official Records Book 1325, Page 443; Assignment of Note, Mortgage and Assignment of Rents recorded December 22, 1998, in Official Records Book 1358, Page 2000; Notice of Future Advance recorded December 22, 1998, in Official Records Book 1358, Page 2005; Amended, Restated and Consolidated Mortgage and Security Agreement dated December 21, 1998 and recorded December 22, 1998, in Official Records Book 1358, Page 2013; Release of Collateral Assignment of Mortgage Documentation recorded December 22, 1998, in Official Records Book 1358, Page 2099; Assignment of Mortgage and Security Agreement recorded March 27, 2000, in Official Records Book 1467, Page 281; as affected by Consent and Assumption Agreement with Release recorded June 29, 2004, in Official Records Book 1914, Page 1662; Assignment of Mortgage and Assignment of Assignment of Leases and Rents recorded June 29, 2004, in Official Records Book 1914, Page 1688; Assignment of Mortgage and Note recorded July 8, 2005, in Official Records Book 2034, Page 1290; Renewed, Restated, and Amended Mortgage and Security Agreement recorded July 8, 2005, in Official Records Book 2034, Page 1299; Assignment of Renewed, Restated, and Amended Mortgage and Security Agreement recorded November 18, 2005, in Official Records Book 2083, Page 2290; Assignment of Mortgage, Security Agreement and Assignment of Leases and Rents recorded January 18, 2006, in Official Records Book 2103, Page 1116; as assigned to and currently held by People's United Bank by virtue of the Assignment of Notes and Mortgage recorded November 26, 2013, in Official Records Book 2689, Page 1915; Termination of Certain Loan Documents recorded November 26, 2013, in Official Records Book 2689, Page 1920; Modification and Restatement of Mortgage, Security Agreement, Assignment of Rents and Leases and Fixture Filing recorded November 26, 2013, in Official Records Book 2689, Page 1932 together with Modification and Restatement of Mortgage Security Agreement Assignment of Rents and Leases and Fixture Filing recorded in Official Records Book 2904, page 2395.
(refers to overall site - document contains no easements)

20. Assignment of Leases and Rents recorded November 26, 2013, in Official Records Book 2689, Page 1971 and Amended and Restated Assignment of Leases and Rents recorded in Official Records Book 2904, page 2434.
(refers to overall site - document contains no easements)

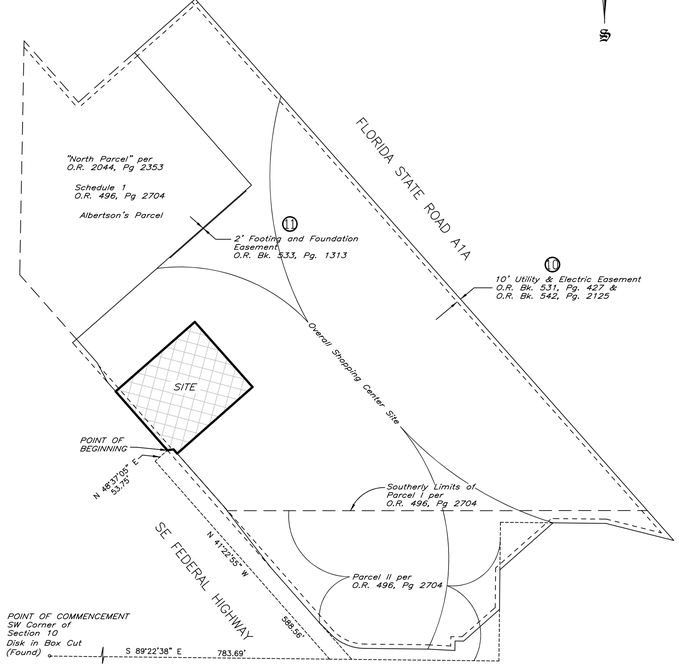
21 through 22. Not a matte rof survey.

LIST OF POSSIBLE ENCROACHMENTS

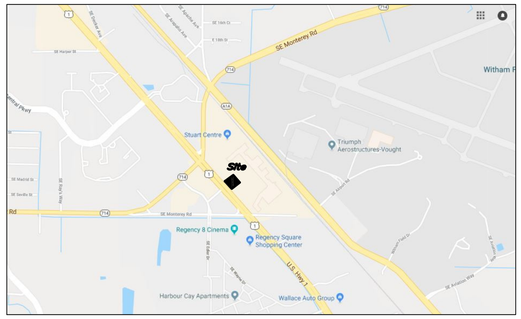
None Apparent

OVERALL SITE DETAIL

(NOT TO SCALE)



VICINITY MAP



LEGEND OF SYMBOLS:

- M -------- Water Meter
- (D) -------- Description
- (P) -------- Plat
- ▣ -------- Cable Riser
- ☼ -------- Light Post
- T -------- Telecommunications Riser
- ⋈ -------- Water Valve
- -------- Fire Hydrant
- -------- Sign
- SPKD -------- PK Nail w/Disk No. LB7691 (Set)
- NCS -------- No Corner Set or Found
- SCIR -------- 1/2" Iron Rod with Cap No. LB7691 (Set)
- ICV ⋈ -------- Irrigation Control Valve
- GTI -------- Grate Top Inlet
- -------- Sanitary Sewer Manhole
- -------- Storm Sewer Manhole
- -------- Grease Manhole
- GM -------- Gas Meter
- HH T S -------- Telecommunications Hand Hole
- HH E B -------- Electric Hand Hole
- GMH -------- Gas Manhole
- CO -------- Clean Out
- -------- Handicapped Parking Space
- BFP -------- Backflow Preventer
- -------- Bollard

General Survey Notes :

1. This survey was made in accordance with laws and/or Minimum Standards of the State of Florida.
2. The basis of bearing for this survey is the East right-of-way line of SE Federal Highway, having a described bearing of N.41°22'55"W, as shown hereon.
3. The property described hereon is the same as the property described in Fidelity national Title Insurance Company Commitment No. 6965077 with an effective date of April 23, 2018 and that all easements, covenants and restrictions referenced in said title commitment or apparent from a physical inspection of the site or otherwise known to me have been plotted hereon or otherwise noted as to their effect on the subject property.
4. Said described property is located within an area having a Zone Designation "X" by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No.12085C0161G, with a date of identification of March 16, 2015 for Community No.120165, in Martin County, State of Florida, which is the current Flood Insurance Rate Map for the community in which said premises is situated.
5. The Property has direct access to SE Federal Highway, a dedicated public street or highway.
6. The total number of striped parking spaces on the subject property is 81, including 3 designated handicap spaces.
7. There is no observed evidence of current earth moving work, building construction or building additions.
8. There are no proposed changes in street right of way lines. There is no observed evidence of recent street or sidewalk construction or repairs.
9. There is no observed evidence of site use as a solid waste dump, sump or sanitary landfill.
10. Utility Note: Observed evidence of utilities has been shown pursuant to Section 5 Paragraph E (iv) of the ALTA/NSPS Minimum Standard Detail Requirements.
11. No wetland markers were set or observed in the field while conducting the survey. No other wetland information was provided to surveyor.
12. The building height, shown hereon, was measured between the highest point of the building and the finished floor elevation in the approximate location as depicted on the drawing.
13. Reference benchmark is an NGS published benchmark, Designation GCY D13 (AJ5255). Elevation being 14.84' (NAVD88)
14. All elevations shown hereon refer to NAVD88 datum.

UTILITIES:

UTILITY INFORMATION TAKEN FROM FLORIDA ONE CALL 811 PROGRAM. ONLY PARTICIPATING MEMBERS ARE LISTED.

COMCAST BOCA DELRAY		TONY SPRINGSTEEL	561-804-0973
CITY OF STUART		DAVE TYLER	772-288-5377
CROWN CASTLE FIBER		DANNY HASKETT	786-610-7073
FLORIDA POWER & LIGHT		JOEL BRAY	386-586-6403
INDIANTOWN TELEPHONE SYS		LARRY LUSTON	561-597-2509
MARTIN COUNTY BOARD OF COMMISSIONERS		DAMIAN BONO	772-288-5528
TECO PEOPLES GAS- PALM BEACH		JOAN DOMNING	813-275-3783
AT & T/ DISTRIBUTION		DINO FARRUGGIO	561-997-0240
SPRINT		JON BAKER	(no number listed)

RECORD LEGAL DESCRIPTION

A parcel of land lying in Section 10, Township 38 South, Range 41 East, Martin County, Florida, being more particularly described as follows:

Commencing at the Southwest corner of Section 10; thence, South 89°22'38" East, along the South line of Section 10, a distance of 783.69 feet to a point on the baseline of survey for State Road No. 5 (U.S. Highway No. 1); thence North 41°22'55" West, along said baseline, a distance of 588.56 feet; thence North 48°37'05" East, a distance of 53.75 feet to a point on the Easterly existing right-of-way line for said State Road No. 5 and the Point of Beginning; thence North 41°22'55" West, along said Easterly along the existing right-of-way line, a distance of 182.26 feet; thence North 48°42'26" East, a distance of 245.55 feet; thence South 41°29'41" East, a distance of 202.66 feet; thence South 48°33'38" West, a distance of 233.94 feet to a point on the Easterly right-of-way line of State Road No. 5; thence North 41°22'55" West, along said right of way line, a distance of 13.39 feet; thence South 81°03'49" West, along said right of way line, a distance of 14.23 feet to the Point of Beginning.

SURVEYOR'S CERTIFICATE

To Fidelity National Title Insurance Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6a, 6b, 7a, 7b1, 7c, 8, 9, 10a, 11, 13, 14, 16, 17, 18 and 20 of Table A thereof.

The field work was completed on 5-29-18.

Date of Plat or Map: 6-15-18

Alan J. Naumowicz
Florida Surveyor & Mapper LS6689

LAND AREA:

1.141 acres or 46,694 sq.ft.

No.	REVISIONS	Date

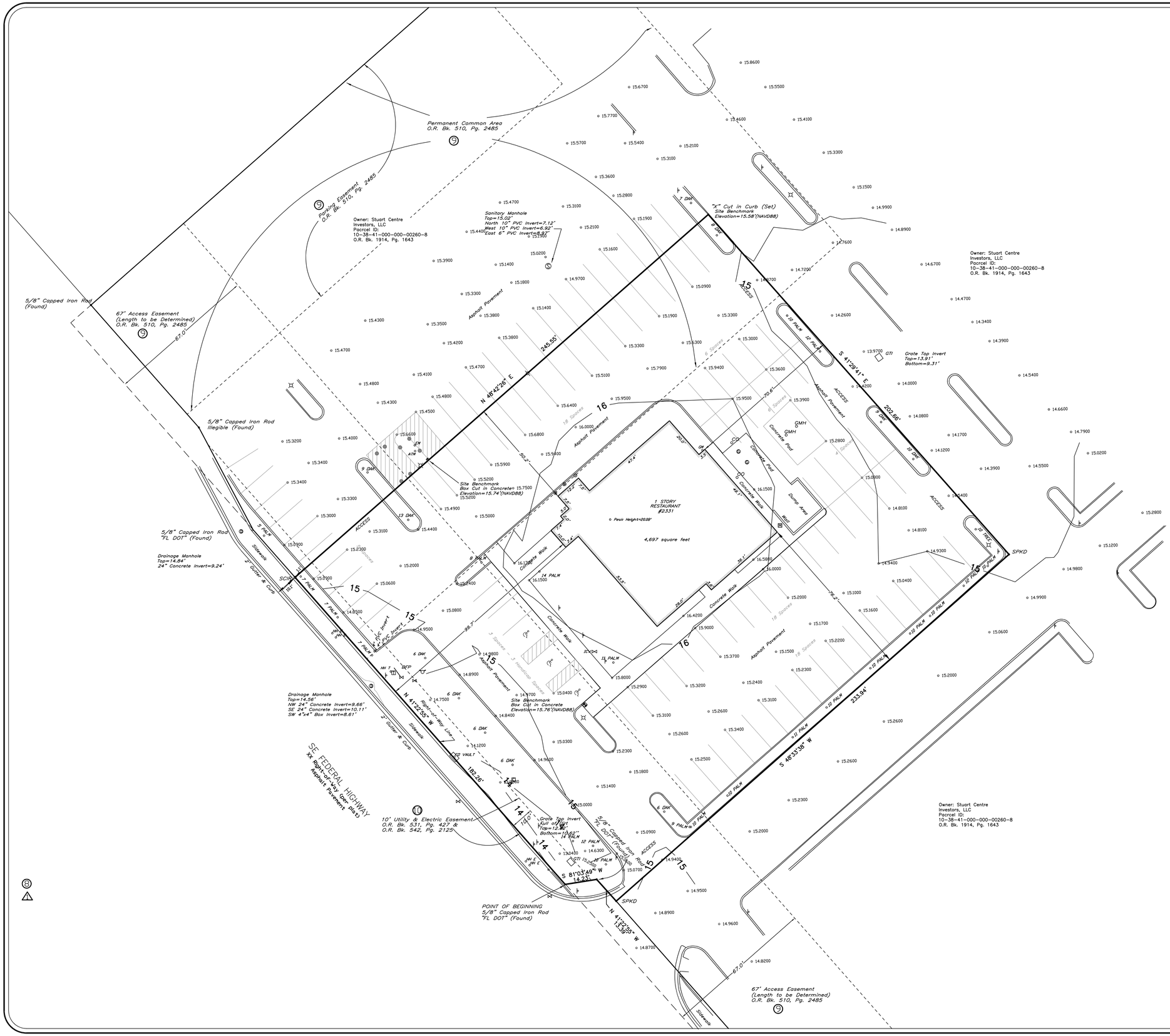
COORDINATED BY:

emg
510 E Memorial Road, Suite A-1
Oklahoma City, OK 73114
800.411.2010
www.emgcorp.com

ALTA/NSPS LAND TITLE SURVEY

PDQ - Stuart, FL
2331 SE Federal Highway
Stuart, Florida 34994

PREPARED BY: A·J·N SURVEYING, LLC.
Certificate of Authorization Number LB 7691
530 Hillside Drive
Auburndale, Florida 33823
Office: (813) 352-9483
WWW.AJNSURVEYING.COM



No.	REVISIONS	Date

COORDINATED BY:

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Oklahoma City, OK 73114
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Sheet No. 2 of 2