

MARSHA STILLER
CLERK OF CIRCUIT COURT
MARTIN CO., FL

01427890

RECORDED & VERIFIED
BY *[Signature]* D.C.

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DOC-DEED # 70 MARSHA STILLER
DOC-INTG # _____ MARTIN COUNTY
DOC-ASM # _____ CLERK OF CIRCUIT COURT
NT TAX # _____ BY *[Signature]* D.C.

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DRAINAGE EASEMENT

THIS EASEMENT Executed this 4th day of April, 2000 by FRASCO REALTY, L.P., a New Jersey Limited partnership whose post office address is 479 State Highway 17, Mahwah, New Jersey 07430. Grantor, to TREASURE COAST SELF STORAGE CENTER, LLC, whose post office address is PO BOX 967 JUPITER FL 33468 Grantee:

(Wherever used herein the terms "Grantor" and "Grantee" shall include singular and plural and the successors and assigns of a corporation, wherever the context so admits or requires.)

WITNESSETH, That the said Grantor, for and in consideration of the sum of \$1.00 in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, does hereby grant unto the said Grantee forever, an easement for the purpose of construction and installation of a drainage system, repair, maintenance and replacement of such drainage system and for ingress and egress over and upon the Easement Area as may be necessary to carry out the purposes of this easement, purposes in the following described land, situate, lying and being in the County of Martin, State of Florida, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF. (The "Easement Area")

The conveyance hereunder from the Grantor shall convey so much of the property described herein as is actually owned by the Grantor as of the date hereof.

The Easement rights and privileges granted herein are non-exclusive and the Grantor reserves and retains the right to convey similar rights and easements to such other persons as Grantor may deem proper.

The Grantee shall not unnecessarily disrupt, remove or otherwise damage or affect any paved or improved areas or any vegetation and crops located within the boundaries of the Easement Area herein granted. Grantee shall restore any damage, pavement, improvements, vegetation or crops and Grantee shall pay the Grantor reasonable compensation for such payment and improvements which may not be replaceable and for such vegetation and crops as may have been damaged and destroyed.

Grantor also retains, reserves and shall continue to enjoy use of the Easement Area for any use and for all purposes which do not interfere with and prevent the use by Grantee of such Easement Area, including, but not limited to, the right to build and use the herein granted Easement Area for drainage and private streets, roads, drives, alleys, walks, gardens, lawns, planting or parking areas and other like uses, and/or to dedicate all or any part of the Easement Area for use as a public street, road or alley. If the Grantor, or any Grantor's successors or assigns, shall dedicate all or any part of the property affected by this Easement, the Grantee, and its successors and assigns shall execute all instruments that may be necessary or appropriate to effectuate such dedication, without, however, extinguishing the Easement rights herein granted.

IN WITNESS WHEREOF, The said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in presence of:

FRASCO REALTY, L.P., a New Jersey limited partnership.

S. Golden
Printed Name S. GOLDEN

WILLIAM F. DATOR
Printed Name WILLIAM F. DATOR
Notary Public of New Jersey
My Commission Expires March 24, 2004

ZAGARA, L.L.C., a New Jersey Limited Liability Company
By: [Signature]
Its Managing Member

CORPORATE ACKNOWLEDGE

STATE OF NEW JERSEY
COUNTY OF Bergen

The foregoing instrument was acknowledged before me this 4th day of April, 2000 by Matthew J. Frasco, as managing member of Zagara L.L.C., a New Jersey limited liability company as general partner of Frasco Realty, L.P., a New Jersey limited partnership on behalf of the limited liability company and the limited partnership, he ☒ is personally known to me ☐ has produced _____ as identification.

(NOTARY SEAL)

[Signature]
Notary Public

My Commission Expires:

My Commission Number:

WILLIAM F. DATOR
Notary Public of New Jersey
My Commission Expires March 24, 2004

Printed Name

EXHIBIT "A"

SKETCH OF PROPOSED EASEMENT ①PROPOSED EASEMENT LEGAL DESCRIPTION:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 16, TOWNSHIP 38 SOUTH, RANGE 41 EAST; THENCE N89°34'57"W ALONG THE NORTH LINE OF SAID SECTION 16 AND THE CENTERLINE OF MONTEREY ROAD FOR A DISTANCE OF 2,311.29 FEET; THENCE S0°25'03"W A DISTANCE OF 40.00 FEET TO THE NORTHWEST CORNER OF PARCEL 2 AS SHOWN AND DESCRIBED HEREON AND POINT OF BEGINNING; THENCE S00°33'29"W ALONG THE WEST LINE OF PARCEL 2 FOR A DISTANCE OF 575 FEET; THENCE S89°34'57"E ALONG A LINE 45 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF PARCEL 2 FOR A DISTANCE OF 330.16 FEET TO THE EAST LINE OF PARCEL 2; THENCE S00°33'29"W ALONG THE EAST LINE OF PARCEL 2 FOR A DISTANCE OF 45 FEET TO THE SOUTHEAST CORNER OF PARCEL 2; THENCE S89°34'57"E ALONG THE SOUTH LINE OF PARCEL 1 FOR A DISTANCE OF 30 FEET; THENCE N00°33'29"E ALONG A LINE 30 FEET EAST OF AND PARALLEL TO THE EAST LINE OF PARCEL 2 FOR A DISTANCE OF 60 FEET; THENCE N89°34'57"W ALONG A LINE 60 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF PARCEL 2 FOR A DISTANCE OF 330.16 FEET; THENCE N00°33'29"E ALONG A LINE 30 FEET EAST OF AND PARALLEL TO THE WEST LINE OF PARCEL 2 FOR A DISTANCE OF 560 FEET TO THE NORTH LINE OF PARCEL 2 AND THE SOUTH RIGHT-OF-WAY LINE OF MONTEREY ROAD; THENCE N89°34'57"W ALONG SAID RIGHT-OF-WAY AND NORTH LINE PARCEL 2 FOR A DISTANCE OF 30 FEET TO THE POINT OF BEGINNING.

I HEREBY CERTIFY THAT THE SKETCH SHOWN HEREON MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH UNDER RULE 81G17-6 F.A.C. BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS.

CHRISTIAN FENEX

PROFESSIONAL SURVEYOR AND MAPPER

1850 PALM BEACH ROAD, STUART, FL
P.O. BOX 2533, PALM CITY, FL 34991
(561)283-2977 (561)283-2979 fax



CHRISTIAN FENEX, PSM
FLA. REG. #5102

NOT VALID UNLESS ALL
THREE SHEETS ATTACHED

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

DR BK1 471 PG1 708

SKETCH OF PROPOSED EASEMENTLEGAL DESCRIPTIONS

PARCEL 1: THE NORTH ONE-HALF OF THE WEST ONE-HALF OF THE EAST ONE-HALF OF THE NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION 16, TOWNSHIP 38 SOUTH, RANGE 41 EAST, LESS THE EAST 50 FEET THEREOF, MARTIN COUNTY, FLORIDA PUBLIC RECORDS

PARCEL 2: THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 18 SOUTH, RANGE 41 EAST, EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL;

STARTING AT THE NORTHEAST CORNER OF SAID SECTION, TOWNSHIP AND RANGE, RUN THENCE WESTERLY ALONG THE NORTH LINE OF SAID SECTION 16 TO A DISTANCE OF 2,010.95 FEET; THENCE RUN SOUTH 00°39' WEST 33 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°29'08" WEST A DISTANCE OF 200 FEET, THENCE RUN NORTH 89°30'52" WEST A DISTANCE OF 225 FEET; THENCE RUN NORTH 00°39'08" EAST A DISTANCE OF 200 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF MONTEREY ROAD; THENCE RUN SOUTH 89°30'52" EAST ALONG THE SOUTH RIGHT-OF-WAY LINE OF MONTEREY ROAD A DISTANCE OF 225 FEET TO THE POINT AND PLACE OF BEGINNING, IT BEING INTENDED TO DESCRIBE AND EXCEPT LOTS A,B,C,D,E AND F AS SHOWN ON THE UNRECORDED PLAT FOR TURNER WALTON MADE BY STAFFORD & BROCK FEBRUARY 5, 1958, AND ALSO LESS AND EXCEPT THE DITCH AND ROAD RIGHT-OF-WAY.

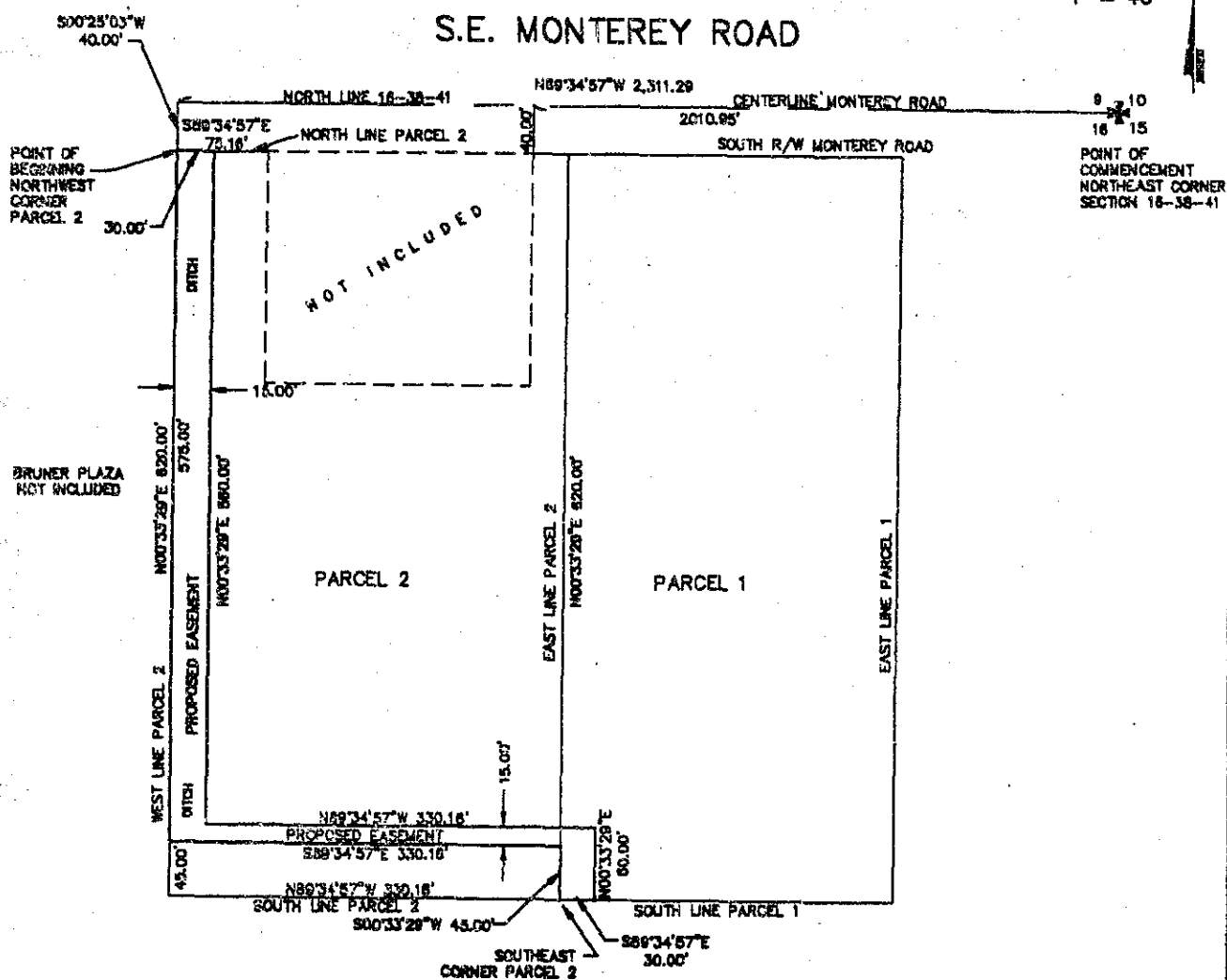
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DRBK1471PG1709

SKETCH OF PROPOSED EASEMENT**S.E. MONTEREY ROAD**SCALE
1" = 40'**CHRISTIAN FENEX**

PROFESSIONAL SURVEYOR AND MAPPER

1850 PALM BEACH ROAD, STUART, FL
P.O. BOX 2533, PALM CITY, FL 34891
(561)283-2977 (561)283-2978 fax

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DRBK1471PG1710