

This instrument prepared by:
Kristen Lynch, for
Martin County, Real Property Division
2401 SE Monterey Road
Stuart, FL 34996

Project Name: UE Four Fish Marina-Boat Barn
Project Number: RPM #4314
PCN: 26-37-41-000-000-00040-3

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

UTILITY EASEMENT

THIS UTILITY EASEMENT is granted and executed this 2nd day of June 2026, by **IM 02 JENSEN LLC**, a Delaware limited liability company, whose address is 150 SE 2nd Avenue, Suite 800, Miami, FL 33131 ("Grantor") to **MARTIN COUNTY**, a political subdivision of the State of Florida, whose address is 2401 S.E. Monterey Road, Stuart, Florida 34996 ("Grantee").

(Wherever used herein the terms "Grantor" and "Grantee" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

WITNESSETH, that the Grantor, for and in consideration of the sum of \$1.00 and other good and valuable considerations, in hand paid by the Grantee, the receipt and sufficiency whereof is hereby acknowledged, does hereby grant unto the Grantee forever, an easement for the construction, reconstruction, replacement, operation, maintenance, and repair of utility-related equipment, including, but not limited to, lift stations, gravity mains, gravity main connections, pumps, pipelines, hydrants, fences, structures, and powerline hookups, if required, and for ingress and egress in, under, over, across, and through the following described land, situate, lying and being in the County of Martin, State of Florida, to-wit (the "Easement Premises"):

See Exhibit "A" attached hereto and made a part hereof.

The Grantor hereby covenants with said Grantee that Grantor is lawfully seized of said land in fee simple; that Grantor has good and lawful authority to grant and convey this easement; that Grantor fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

Grantee, its contractors, agents and employees shall have free access to the Easement Premises and every part thereof, at all times, for the purpose of exercising the rights granted herein; provided however in making any excavations on the Easement Premises, Grantee shall make the same in such manner as will cause the least injury to the surface of the ground and restore any

Accepted pursuant to
Resolution No. _____

improvements within such excavation to as near the same condition as it was prior to such excavation as soon as is practicable. The Grantor agrees that it will not alter or obstruct or allow the alteration or obstruction of the Easement Premises in any way without the express written consent of the Grantee.

Grantor further warrants that there are no mortgages encumbering the Easement Premises except for that certain Mortgage, Security Agreement and Fixture Filing in favor of Amerant Bank, N.A., a national banking association (Mortgagee), dated September 15, 2022, recorded September 16, 2022, in Official Records Book 3336, Page 1000; together with Assignment of Leases and Rents dated September 15, 2022 recorded September 16, 2022 in Official Records Book 3336, Page 1031; and Modification of Mortgage and other Loan Documents, Spreader Agreement and Notice of Future Advance dated November 19, 2024, recorded November 19, 2024 in Official Records Book 3469, Page 740, all in Martin County, Florida, Public Records. Mortgagee has executed a "Consent of Mortgagee" which is attached to this Easement.

(THIS SPACE HAS BEEN LEFT INTENTIONALLY LEFT BLANK)

SIGNATURE PAGE TO FOLLOW

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

Signed, sealed and delivered in the presence of:

WITNESSES:

IM 02 JENSEN LLC, a Delaware limited liability company

Witness #1 Signature

Printed Name: MICHELLE T. VAN DE KAMPE

Mailing Address: 3595 LINDEN LN
MIAMI, FL 33133

Witness #2 Signature

Printed Name: Ainsley Huizenga

Mailing Address: 2020 N Bayshore Dr.
4004 Miami, FL 33137

By: Integra Marinas Ventures LLC, a Delaware limited liability company, its Sole Member

By: Integra Marinas, LLC, a Florida limited liability company, its Manager

By: [Signature]

Printed Name: Victor Ballester

Title: Manager

STATE OF Florida
COUNTY OF Miami-Dade

The foregoing instrument was acknowledged before me this 2nd day of June, 2026, by ☒ means of physical presence or ☐ online notarization, by Victor Ballester, as Manager of Integra Marinas, LLC, a Florida limited liability company, in its capacity as Manager of Integra Marinas Ventures LLC, a Delaware limited liability company, in its capacity as Sole Member of IM 02 JENSEN LLC, a Delaware limited liability company, on behalf of the company, who ☒ is personally known to me or ☐ has produced _____ as identification.

(NOTARY SEAL)

Michelle I. Bowen
Notary Public, State of Florida
Print Name: Michelle I. Bowen
My Commission Expires: _____



MICHELLE I. BOWEN
Notary Public
State of Florida
Comm# HH735487
Expires 2/20/2030

Project Name: UE Four Fish Marina-Boat Barn
Project Number: RPM #4314
PCN: 26-37-41-000-000-00060-8

CONSENT OF MORTGAGEE

AMERANT BANK, N.A., a national banking association, whose address is 220 Alhambra Circle, Coral Gables, FL 33134 (hereinafter referred to as "Mortgagee"), under that certain indenture of Mortgage, Security Agreement and Fixture Filing dated September 15, 2022, recorded September 16, 2022 in Official Records Book 3336, Page 1000; together with Assignment of Leases and Rents dated September 15, 2022, recorded September 16, 2022 in Official Records Book 3336, Page 1031; and Modification of Mortgage and other Loan Documents, Spreader Agreement and Notice of Future Advance dated November 19, 2024, recorded November 19, 2024 in Official Records Book 3469, Page 740, all in Martin County, Florida, Public Records (hereinafter referred to as the "Mortgage"), hereby executes this document to evidence its consent to the granting and recording of that certain Easement to which this Consent of Mortgagee is attached and which is being recorded simultaneously herewith (hereinafter referred to as the "Easement"), further Mortgagee agrees that the Easement shall be an interest, superior to the Mortgage and in the property to which the Mortgage encumbers. This consent is given on the express condition that it shall in no way affect the lien of the Mortgage on the property described in the Mortgage but shall only be construed as a Subordination to the Easement.

This consent by Mortgagee is not intended to be and shall not be construed to be a waiver by Mortgagee of the maturity date of the principal, accrued interest or other amounts due under the terms of the note, mortgage or other loan documents, even though this consent may be executed subsequent to any maturity date or any other term or condition of the note, mortgage or other loan documents. This consent is not and shall not be construed to be an agreement or consent to a subordination of the lien of the Mortgage by Mortgagee to any other easements now existing or that may exist or arise in the future.

SIGNATURE PAGE TO FOLLOW

SIGNATURE PAGE TO CONSENT OF MORTGAGEE

Signed, sealed, and delivered in the presence of:

WITNESSES:

[Signature]
Witness #1 Signature
Printed Name: FRANCISCO GAMBIR
Mailing Address: 220 ALHAMBRA CIRCLE
CORAL GABLES FL 33134

[Signature]
Witness #2 Signature
Printed Name: ALEXANDER MOORE
Mailing Address: 220 ALHAMBRA
CIRCLE CORAL GABLES FL

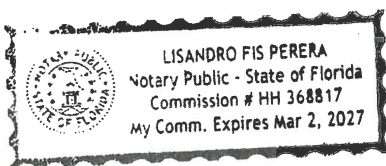
AMERANT BANK, N.A., a national banking association

By: [Signature]
Printed Name: CARLOS A. MOORE
Title: SVP

STATE OF Florida }
COUNTY OF Miami-Dade }

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 5 day of June, 2026, by Carlos Moore as the Representative of AMERANT BANK, N.A., a national banking association, on behalf of said entity, who ☐ is personally known to me or ☐ has produced DRIVER LICENSES as identification.

(NOTARY SEAL)



[Signature]
Print Name: Lisandro Fis Perera
Notary Public, State of Florida
My Commission Expires: 03/02/2027

SKETCH AND LEGAL
DESCRIPTION
(THIS IS NOT A SURVEY)
10.00' UTILITY EASEMENT

EXHIBIT "A"

NOT VALID WITHOUT SHEET 2 OF 2

LEGAL DESCRIPTION:

A STRIP OF LAND 10.00 FEET IN WIDTH, LOCATED IN SECTION 26, TOWNSHIP 37 SOUTH, RANGE 41 EAST, MARTIN COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT NORTHWEST CORNER OF GOVERNMENT LOT 1 OF SAID SECTION 26, THENCE SOUTH 00°13'50" WEST ALONG THE WEST LINE OF SAID GOVERNMENT LOT 1, A DISTANCE OF 506.88 FEET TO THE NORTHWEST CORNER OF LOT 3 OF RACEY'S SUBDIVISION OF SAID GOVERNMENT LOT 1 AS RECORDED IN PLAT BOOK V AT PAGE 700, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, ALSO RECORDED IN PLAT BOOK 1 AT PAGE 212 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY (NOW MARTIN COUNTY), FLORIDA; THENCE SOUTH 89°44'48" EAST ALONG THE NORTH LINE OF SAID LOT 3, A DISTANCE OF 498.09 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF NORTHEAST INDIAN RIVER DRIVE (FORMERLY SEWALL'S POINT ROAD); THENCE SOUTH 22°46'25" EAST ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 402.80 FEET TO THE **POINT OF BEGINNING**;

THENCE NORTH 66°57'12" EAST, A DISTANCE OF 14.80 FEET;

THENCE NORTH 45°21'41" WEST, A DISTANCE OF 3.85 FEET;

THENCE NORTH 23°07'12" WEST, A DISTANCE OF 10.54 FEET;

THENCE NORTH 68°20'59" EAST, A DISTANCE OF 10.00 FEET;

THENCE SOUTH 23°07'12" EAST, A DISTANCE OF 8.32 FEET;

THENCE SOUTH 45°21'41" EAST, A DISTANCE OF 8.84 FEET;

THENCE SOUTH 23°08'41" EAST, A DISTANCE OF 7.36 FEET;

THENCE SOUTH 66°57'12" WEST, A DISTANCE OF 26.76 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF NORTHEAST INDIAN DRIVE;

THENCE NORTH 22°46'25" WEST ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 10.00 FEET TO THE **POINT OF BEGINNING**.

SAID LAND LYING IN MARTIN COUNTY, FLORIDA AND CONTAINING 0.009 ACRES MORE OR LESS OR 409 SQUARE FEET MORE OR LESS.

SURVEYOR'S NOTES:

1. NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL OR A DIGITAL SIGNATURE OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER. THIS INSTRUMENT MAY NOT BE REPRODUCED IN PART OR WHOLE WITHOUT THE CONSENT OF THE SIGNING SURVEYOR.
2. LANDS DESCRIBED HEREON WERE NOT ABSTRACTED, BY THE SURVEYOR, FOR OWNERSHIP, EASEMENTS, RIGHTS-OF-WAY OR OTHER INSTRUMENTS THAT MAY APPEAR IN THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.
3. THE DESCRIPTION CONTAINED HEREIN AND THE ATTACHED SKETCH DOES NOT REPRESENT A FIELD BOUNDARY SURVEY.
4. BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH, AND ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT. THE BEARING BASE FOR THIS SURVEY IS THE EASTERLY RIGHT-OF-WAY LINE OF NORTHEAST INDIAN RIVER DRIVE SAID LINE BEARS SOUTH 22°46'25" EAST AND ALL OTHER BEARINGS ARE RELATIVE THERETO.

Brandon
McKee, PSM
#7595

Digitally signed by
Brandon McKee, PSM
#7595
Date: 2026.06.05
14:47:20 -04'00'
DATE:

SIGNED:

BRANDON MCKEE
PROFESSIONAL SURVEYOR AND MAPPER NO. 7595
STATE OF FLORIDA



SKETCH AND LEGAL
DESCRIPTION
(THIS IS NOT A SURVEY)
10.00' UTILITY EASEMENT
2175 NE INDIAN RIVER DRIVE
MARTIN COUNTY, FLORIDA

SCALE: N/A	PROJECT NO: 26-014	REVISION:
DATE: 04/15/26	CAD FILE: 26-014	SHEET: 1 OF 2

EXHIBIT "A"

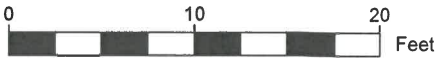
LEGEND:

- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- PG. = PAGE
- O.R.B. = OFFICIAL RECORDS BOOK
- R/W = RIGHT OF WAY
- B/L = BASELINE
- ID = IDENTIFICATION
- GOVT. = GOVERNMENT
- P.B. = PLAT BOOK
- S = SECTION OR SOUTH
- SQ. FT. = SQUARE FEET
- R = RANGE
- T = TOWNSHIP
- F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION

NOT VALID WITHOUT SHEET 1 OF 2

LINE TABLE		
LINE#	BEARING	DISTANCE
L1	N66°57'12"E	14.80
L2	N45°21'41"W	3.85
L3	N23°07'12"W	10.54
L4	N68°20'59"E	10.00
L5	S23°07'12"E	8.32
L6	S45°21'41"E	8.84
L7	S23°08'41"E	7.36
L8	N22°46'25"W	10.00

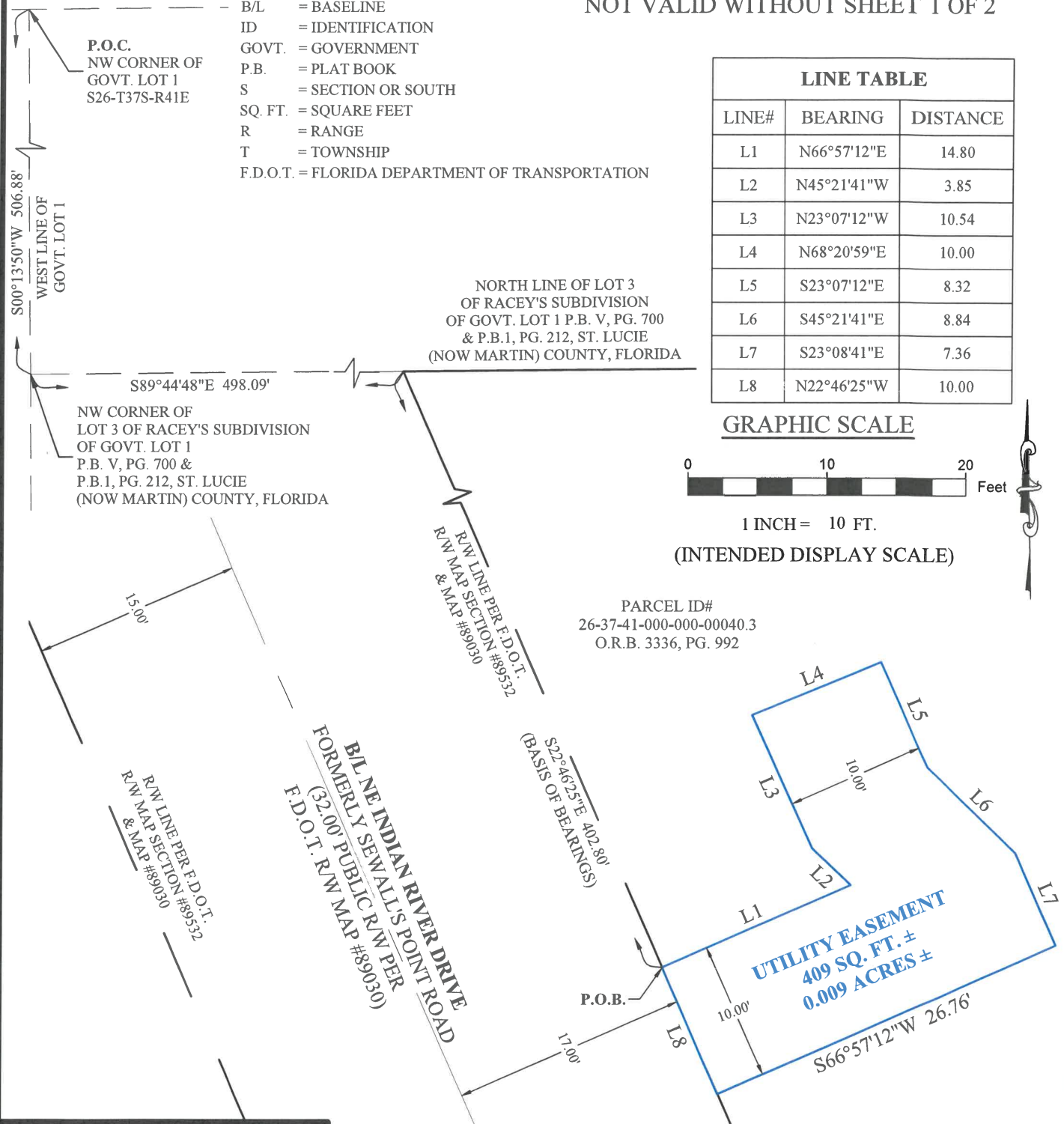
GRAPHIC SCALE



1 INCH = 10 FT.

(INTENDED DISPLAY SCALE)

PARCEL ID#
26-37-41-000-000-00040.3
O.R.B. 3336, PG. 992



BSM
& ASSOCIATES

LAND SURVEYING SERVICES

80 SE 31st Lane, Okeechobee, FL 34974
ricky.barnes@bsmsurvey.com
863.484.8324 LB 8155

SKETCH AND LEGAL DESCRIPTION (THIS IS NOT A SURVEY) 10.00' UTILITY EASEMENT 2175 NE INDIAN RIVER DRIVE MARTIN COUNTY, FLORIDA	SCALE: 1" = 10'	PROJECT NO: 26-014	REVISION:
	DATE: 04/15/26	CAD FILE: 26-014	SHEET: 2 OF 2