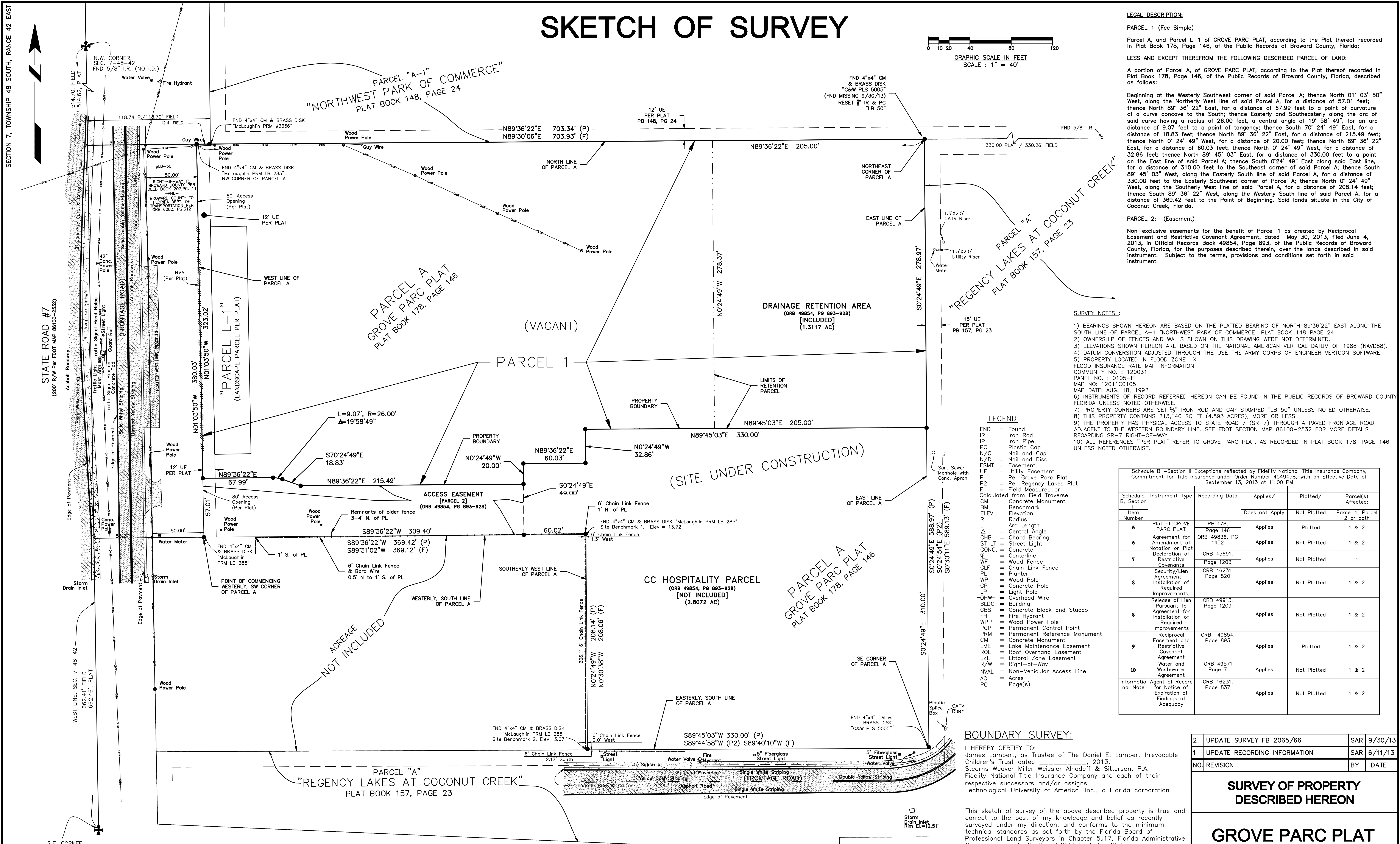
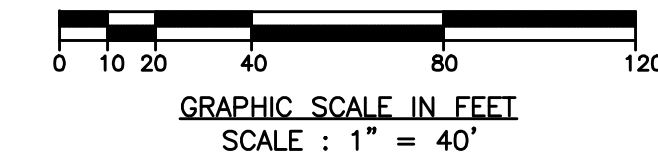


SKETCH OF SURVEY



LEGAL DESCRIPTION:

PARCEL 1 (Fee Simple)

Parcel A, and Parcel L-1 of GROVE PARC PLAT, according to the Plat thereof recorded in Plat Book 178, Page 146, of the Public Records of Broward County, Florida;

LESS AND EXCEPT THEREFROM THE FOLLOWING DESCRIBED PARCEL OF LAND:

A portion of Parcel A, of GROVE PARC PLAT, according to the Plat thereof recorded in Plat Book 178, Page 146, of the Public Records of Broward County, Florida, described as follows:

Beginning at the Westerly Southwest corner of said Parcel A; thence North 01° 03' 50" West, along the Northernly West line of said Parcel A, for a distance of 57.01 feet; thence North 89° 36' 22" East, for a distance of 67.99 feet to a point of curvature of a curve concave to the South; thence Easterly and Southeasterly along the arc of said curve having a radius of 26.00 feet, a central angle of 19° 58' 49", for an arc distance of 9.07 feet to a point of tangency; thence South 70° 24' 49" East, for a distance of 18.83 feet; thence North 89° 36' 22" East, for a distance of 215.49 feet; thence North 0° 24' 49" West, for a distance of 20.00 feet; thence North 89° 36' 22" East, for a distance of 60.03 feet; thence North 0° 24' 49" West, for a distance of 32.86 feet; thence North 89° 45' 03" East, for a distance of 330.00 feet to a point on the East line of said Parcel A; thence South 0° 24' 49" East along said East line, for a distance of 310.00 feet to the Southeast corner of said Parcel A; thence South 89° 45' 03" West, along the Easterly South line of said Parcel A, for a distance of 330.00 feet to the Easterly Southwest corner of Parcel A; thence North 0° 24' 49" West, along the Southerly West line of said Parcel A, for a distance of 208.14 feet; thence South 89° 36' 22" West, along the Westerly South line of said Parcel A, for a distance of 369.42 feet to the Point of Beginning. Said lands situate in the City of Coconut Creek, Florida.

PARCEL 2: (Easement)

Non-exclusive easements for the benefit of Parcel 1 as created by Reciprocal Easement and Restrictive Covenant Agreement, dated May 30, 2013, filed June 4, 2013, in Official Records Book 49854, Page 893, of the Public Records of Broward County, Florida, for the purposes described therein, over the lands described in said instrument. Subject to the terms, provisions and conditions set forth in said instrument.

- SURVEY NOTES:**
- 1) BEARINGS SHOWN HEREON ARE BASED ON THE PLATTED BEARING OF NORTH 89°36'22" EAST ALONG THE SOUTH LINE OF PARCEL A-1 "NORTHWEST PARK OF COMMERCE" PLAT BOOK 148 PAGE 24.
 - 2) OWNERSHIP OF FENCES AND WALLS SHOWN ON THIS DRAWING WERE NOT DETERMINED.
 - 3) ELEVATIONS SHOWN HEREON ARE BASED ON THE NATIONAL AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
 - 4) DATUM CONVERSION ADJUSTED THROUGH THE USE THE ARMY CORPS OF ENGINEER VERTCON SOFTWARE.
 - 5) PROPERTY LOCATED IN FLOOD ZONE X
 - 6) FLOOD INSURANCE RATE MAP INFORMATION COMMUNITY NO. : 120031
 - 7) PANEL NO. : 0105-F
 - 8) MAP NO: 12011C0105
 - 9) MAP DATE: AUG. 18, 1992
 - 10) INSTRUMENTS OF RECORD REFERRED HEREON CAN BE FOUND IN THE PUBLIC RECORDS OF BROWARD COUNTY FLORIDA UNLESS NOTED OTHERWISE.
 - 11) PROPERTY CORNERS ARE SET 5/8" IRON ROD AND CAP STAMPED "LB 50" UNLESS NOTED OTHERWISE.
 - 12) THIS PROPERTY CONTAINS 213,140 SQ FT (4.893 ACRES), MORE OR LESS.
 - 13) THE PROPERTY HAS PHYSICAL ACCESS TO STATE ROAD 7 (SR-7) THROUGH A PAVED FRONTAGE ROAD ADJACENT TO THE WESTERN BOUNDARY LINE. SEE FDOT SECTION MAP 86100-2532 FOR MORE DETAILS UNLESS NOTED OTHERWISE.
 - 14) ALL REFERENCES "PER PLAT" REFER TO GROVE PARC PLAT, AS RECORDED IN PLAT BOOK 178, PAGE 146 UNLESS NOTED OTHERWISE.

Schedule B, Section	Instrument Type	Recording Data	Applies/	Plotted/	Parcel(s) Affected:
6	Plat of GROVE PARC PLAT	PB 178, Page 146	Applies	Plotted	1 & 2
6	Agreement for Amendment of Notation on Plat	ORB 49836, PG 1452	Applies	Not Plotted	1 & 2
7	Declaration of Restrictive Covenants	ORB 45691, Page 1203	Applies	Not Plotted	1
8	Security/Lien Agreement - Installation of Required Improvements,	ORB 46231, Page 820	Applies	Not Plotted	1 & 2
8	Release of Lien Pursuant to Agreement for Installation of Required Improvements	ORB 49913, Page 1209	Applies	Not Plotted	1 & 2
9	Reciprocal Easement and Restrictive Covenant Agreement	ORB 49854, Page 893	Applies	Plotted	1 & 2
10	Water and Wastewater Agreement	ORB 49571, Page 7	Applies	Not Plotted	1 & 2
Informational Note	Agent of Record for Notice of Expiration of Findings of Adequacy	ORB 46231, Page 837	Applies	Not Plotted	1 & 2

BOUNDARY SURVEY:

I HEREBY CERTIFY TO:
James Lambert, as Trustee of The Daniel E. Lambert Irrevocable Children's Trust dated 2/01/13
Stearns Weaver Miller Weissler Alhadeff & Sitterson, P.A.
Fidelity National Title Insurance Company and each of their respective successors and/or assigns.
Technological University of America, Inc., a Florida corporation

This sketch of survey of the above described property is true and correct to the best of my knowledge and belief as recently surveyed under my direction, and conforms to the minimum technical standards as set forth by the Florida Board of Professional Land Surveyors in Chapter 5J17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

9/30/13

SCOTT A. REID (DATE OF LAST FIELD WORK)
Professional Surveyor & Mapper No. 6258
State of Florida

2	UPDATE SURVEY FB 2065/66	SAR	9/30/13
1	UPDATE RECORDING INFORMATION	SAR	6/11/13
NO.	REVISION	BY	DATE

SURVEY OF PROPERTY DESCRIBED HEREON

GROVE PARC PLAT

JOHN A. GRANT, JR., INC.
CONSULTING ENGINEERS
3333 NORTH FEDERAL HIGHWAY
BOCA RATON, FLORIDA 33431
PH. NO. 561-395-3333 FAX NO. 561-395-3315
LICENSED BUSINESS NO. LB 50

MADE	SAR	DATE 4/17/13	FB 2065/17
CHECKED	DATE	SCALE 1" = 40'	
JOB NO.	JG-100-6531REM	SHEET 1	OF 1

The property described on this survey does not lie within a Special Flood Hazard Area ("SFHA") as defined by the Federal Emergency Management Agency; the Property lies within Zone "X" of the flood insurance rate map indicated hereon.

BENCHMARK REFERENCE: BROWARD COUNTY #2920

A STANDARD U.S.G.S. BRASS DISK SET IN CONCRETE STEP OF CONCRETE LOADING DOCK OF BRICK FRONT BLDG. (VINE RIPE TOMATOS) IN THE N.E. QUADRANT OF THE INTERSECTION OF SAWGRASS EXPRESSWAY AND STATE ROAD #7 @ 5740 NORTH STATE ROAD #7.

ELEVATION = 16.31 (NGVD29)
14.76 (NAVD88)

STREET ADDRESS: 5000 NORTH STATE ROAD 7
COCONUT CREEK, FLORIDA