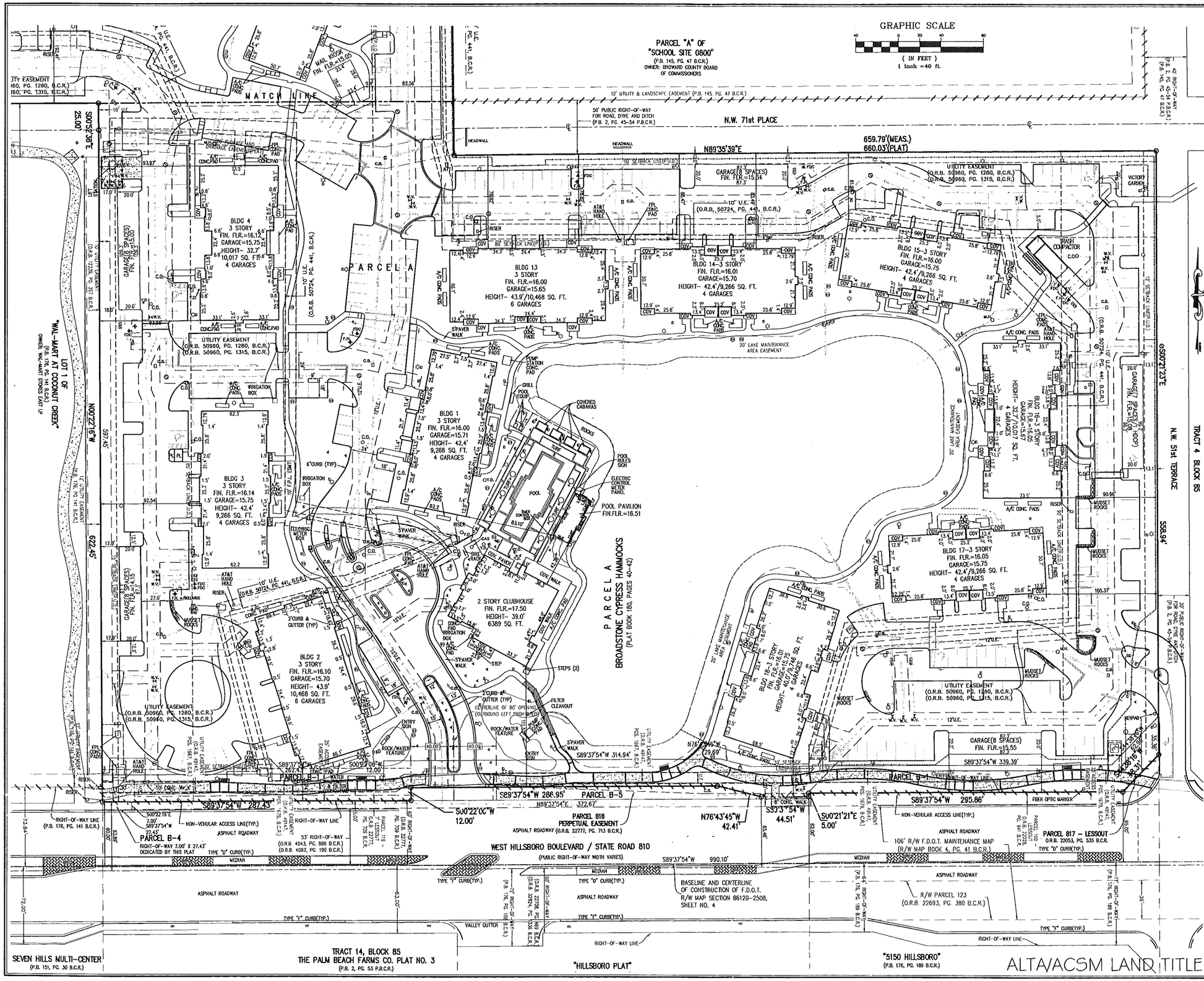

ALTA/ACSM LAND TITLE SURVEY

LEGEND NOTES

A/C – AIR CONDITIONER
L – ARC LENGTH
ASPH. – ASPHALT
ALUM. – ALUMINUM
BLDG. BUILDING
BLK. – BLOCK
C & G – CURB AND GUTTER
C.B. – CATCH BASIN
C.M.P.–CORRUGATED METAL PIPE
C.O. – CLEANOUT
CALC. – CALCULATED
CATV–CABLE TELEVISION RISER
CBS–CONCRETE BLOCK & STUCCO
CONC. – CONCRETE
CORR. – CORNER
COV. COVERED
D.E. – DRAINAGE EASEMENT
E.O.P. – EDGE OF PAVEMENT
E.O.W. – EDGE OF WATER
ELEC. – ELECTRIC
ELEV. – ELEVATION
ESMT. – EASEMENT
EXIST. – EXISTING
F.H. – FIRE HYDRANT
F.P.L.–FLORIDA POWER & LIGHT
FIN. – FINISHED
FLR. – FLOOR
F. – FOUND
FDC – FIRE DEPARTMENT CONNECTION
G.V. – GATE VALVE
I.P. – IRON PIPE
I.R./CAP – IRON ROD & CAP
INT – INTERSECTION
INV. – INVERT
L.P. – LIGHT POLE
CHATT.–CHATTAHOOCHEE
P.R.M.–PERMANENT REFRENCE MONUMENT
SANITARY MANHOLE
DRAINAGE MANHOLE
GATE VALVE
P.B.C.R.–PALM BEACH COUNTY RECORDS
B.C.R. –BROWARD COUNTY RECORDS
Y.D. – YARD DRAIN
WATER METER
LIGHT POLE
IRRIGATION CONTROL BOX
000 – ELEVATION
– ELECTRICAL SERVICE OUTLET
– DOUBLE DETECTOR CHECK VALVE
– BACKFLOW PREVENTER
– UNDERGROUND WATER PIPE (FIRE LINE)
– UNDERGROUND SANITARY/SEWER PIPE
– UNDERGROUND STORM/DRAINAGE PIPE
L.M.E. – LAKE MAINTENANCE EASEMENT
LOW – LOWEST
M.H. – MANHOLE
MEAS.–MEASURED
MON. – MONUMENT
N/D – NAIL & DISC
NO. – NUMBER
O.E. – OVERHEAD ELECTRIC
O/L – ON LINE
O/S – BUILDING OFFSET
O.R.B. – OFFICIAL RECORD BOOK
P.B. – PLAT BOOK
P.C. – POINT OF CURVATURE
P.C.P.–PERMANENT CONTROL POINT
P.I.– POINT OF INTERSECTION
PL – PLANTER
P.O.B. – POINT OF BEGINNING
P.O.C.– POINT OF COMMENCEMENT
P.P. – POWER POLE
PRPD. – PROPOSED
P.T. – POINT OF TANGENCY
R – RADIUS
R.R. – RAILROAD
R/W – RIGHT-OF-WAY
RES. – RESIDENTIAL
RGE. – RANGE
S.B.T. – SOUTHERN BELL TELEPHONE
SAN. – SANITARY
SEC. – SECTION
SQ. FT. – SQUARE FEET
T.O.B. – TOP OF BANK
T.V. – TELEVISION
TWP. – TOWNSHIP
U.E. – UTILITY EASEMENT
W.M. – WATER METER
Δ – DELTA (CENTRAL ANGLE)
SET 5/8" IR/CAP LB 3591
X00.00 EXISTING ELEVATION
℄ – CENTERLINE
TYP. – TYPICAL
NO I.D. – NO IDENTIFICATION
/// – NON VEHICULAR ACCESS LINE PER PLAT
ELECTRIC CONTROL BOX
GROUND/FLOOD LIGHT
TRAFFIC/STREET SIGN
– ALUMINUM FENCE
– UNDERGROUND WATER PIPE

NOTES:

1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
2. SURVEY MAP OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED PROFESSIONAL LAND SURVEYOR.
3. LANDS SHOWN HEREON WERE ABSTRACTED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. NCS-514967A-PHX1, DATED OCTOBER 11, 2014 AND AMENDED OCTOBER 24, 2014 AT 8:00 A.M.
4. ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988.
5. BEARINGS SHOWN HEREON ARE RELATIVE TO THE RECORD PLAT BASED ON THE NORTH LINE OF PARCEL "A" BEARING N 89° 35' 50" E.
6. THE DESCRIPTION' SHOWN HEREON IS IN ACCORD WITH THE INSTRUMENT OF RECORD.
7. UNDERGROUND FOUNDATIONS WERE NOT LOCATED.
8. ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
9. FLOOD ZONE: "X"; COMMUNITY PANEL NO. 120031 0105 F; DATE: AUGUST 18, 1992.
   LETTER OF MAP REVISION BASED UPON FILL DETERMINATION, CASE NO. 13-04-4922A,
   DATED JULY 2, 2013.
10. BENCHMARK ORIGIN DESCRIPTION: BROWARD COUNTY BENCHMARK #2968. ELEVATION = 17.158 (NAVD 1988); ELEVATION = 18.743 (NGVD 1929).
11. NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS ON THE SITE.
12. NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS ON THE SITE.
13. NO OBSERVED EVIDENCE OF SITE BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
14. NO OBSERVED EVIDENCE OF ANY WETLANDS ON THE SITE.
15. PROPERTY ADDRESS: 5201 WEST HILLSBORO BOULEVARD, COCONUT CREEK, FLORIDA 33073.
16. FOLIO NUMBER 484206460010 AS TO PARCEL A.
17. FOLIO NUMBER 484206460020 AS TO PARCEL B1.

DESCRIPTION:

PARCEL "A" AND PARCEL "B1", BROADSTONE CYPRESS HAMMOCKS', ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 180, PAGE 40 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SAID LANDS SITUATE IN THE CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA.

CONTAINING 1,030,676 SQUARE FEET / 23.661 ACRES, MORE OR LESS.

CERTIFICATE:

TO: VRS CYPRESS HAMMOCKS LLC, A VIRGINIA LIMITED LIABILITY COMPANY, VRS PIM HOLDING CO LLC, A VIRGINIA LIMITED LIABILITY COMPANY, PRUDENTIAL INVESTMENT MANAGEMENT, INC., A NEW JERSEY CORPORATION, BROADSTONE CYPRESS HAMMOCKS ALLIANCE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, FIRST AMERICAN TITLE INSURANCE COMPANY, U.S. BANK NATIONAL ASSOCIATION AND VRS/BROADSTONE CYPRESS HAMMOCKS LLC, A DELAWARE LIMITED LIABILITY COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(A)(B), 7(A)(B)(C), 8, 9, 11(A)(B), 13, 14, 16, 17, 18, 19, AND 21 ($1,000,00.00) OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JUNE 24, 2014.

DATE OF PLAT OR MAP: 7/30/14
3/13/15
3/19/15

JEFFREY R. WAGNER, P.L.S.
FLA. LAND SURVEYOR NO. 5302
STATE OF FLORIDA
JEFFREY R. WAGNER CERTIFICATE NO. 5302 STATE OF FLORIDA
BROADSTONE CYPRESS HAMMOCKS LLC #3591

REVISIONS	DATE	BY
REVISED PER COMMENTS	3/06/15	ACE
ADDED PLAT SET BACK INFO	9/30/14	ACE
ADDED EASEMENT RECORDING	7/30/14	ACE
REVISE PER COMMENTS	7/01/14	ACE

FILE NAME: 6197 ALTA 9-11-14.dwg

CAULFIELD & WHEELER, INC.
CIVIL ENGINEERS & PLANNERS
LANDSCAPE ARCHITECTURE & SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

BROADSTONE CYPRESS HAMMOCK
PARCEL A AND B-1
ALTA/ACSM LAND TITLE SURVEY

DATE	6/24/14
DRAWN BY	CE
F.B./ PG.	ELEC.
SCALE	1"=40'

JOB # 6197-1
SHT.NO. 1 OF 2 SHEETS