

LEGAL DESCRIPTION:
 Parcel "A", of COCONUT CREEK PLAZA, according to the Plat thereof, as recorded in Plat Book 113 at Page 12 of the Public Records of Broward County, Florida, being more particularly described as follows:
 Commence at the Southwest corner of Section 30, Township 48 South, Range 42 East; thence N 88°41'32" E along the South line of said Section 30 for 2929.10 feet; thence N 0°22'24" W for 52.05 feet to a point on the North Right-of-Way line of Coconut Creek Parkway, as shown on said Plat of COCONUT CREEK PLAZA, and being the Southwest corner of said Parcel "A" and the POINT OF BEGINNING of the hereinafter described parcel of land; thence continue N 0°22'24" W along the west boundary line of said Parcel "A" for 736.64 feet to the Northwest corner of said Parcel "A"; thence N 89°35'06" E along the north boundary line of said Parcel "A" for 1960.00 feet to the Northeast corner of said Parcel "A", also being a point on the West Right-of-Way line of Lyons Road, as shown on said Plat of COCONUT CREEK PLAZA, the following four (4) courses being along the east boundary line of said Parcel "A" and said West Right-of-Way line of Lyons Road; 1) thence S 0°22'24" E for 170.65 feet; 2) thence S 0°22'24" W for 200.36 feet; 3) thence S 0°22'24" E for 300.00 feet; 4) thence S 44°11'59" W for 49.13 feet to the Southeastmost corner of said Parcel "A"; thence N 88°52'21" W for 200.12 feet; 3) thence S 88°52'21" W for 1284.16 feet; 4) thence S 88°46'12" W for 129.59 feet to the POINT OF BEGINNING.

SURVEYOR'S NOTES:
 - This site lies in Section 30, Township 48 South, Range 42 East, City of Coconut Creek, Broward County, Florida.
 - Bearings hereon are referred to an assumed value of N 89°35'06" E for the North Line of Parcel "A", said bearing is identical with the Plat of Record, and evidenced by found 1/2" pipe & cap and found nail & disk.
 - All lands shown hereon were abstracted for assessments and/or rights of way of records per Fidelity National Title Insurance Company File No. 10-7406-22590.FL(5) with an effective date of May 17, 2010. All easements and/or rights of way of record per title commitment that are plottable are shown on this "Boundary Survey".
 SCHEDULE B - II
 1 - 6 Standard Exceptions.
 7 - Agreement recorded in O.R.B. 22863, Page 213.
 8 - Agreement for water and sewer service affects parcel but not subject to location.
 9 - Plat of Coconut Creek Plaza recorded in Plat book 113, Page 12.
 10 - Easements and right-of-way per plat that affects parcel are shown on survey.
 11 - Ordinance recorded in O.R.B. 2094, Page 867.
 12 - Affects parcel and shown on survey.
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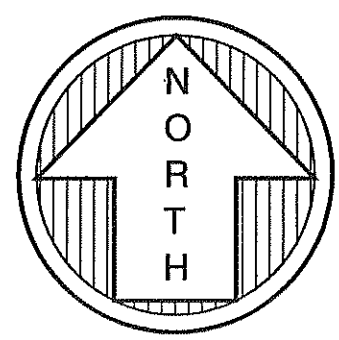
LEGEND
 □ = CATCH BASIN
 ○ = MANHOLE
 ○ = LIGHT POLE
 ○ = WATER METER
 ○ = WATER VALVE
 ○ = CATCH BASIN INLET
 ○ = PARKING METER
 ○ = FIRE HYDRANT
 ○ = HANDHOSE
 ○ = CLEANOUT
 ○ = BOLLARD
 ○ = SIGN
 ○ = GAS METER
 ○ = CONCRETE POLE
 ○ = GAS VALVE
 ○ = WOOD UTILITY POLE
 ○ = 0.5" CURB
 ○ = 2.0" CURB & GUTTER
 ○ = NON-VEHICULAR ACCESS LINE PER PLAT BOOK 113 PAGE 12
 ○ = PERMANENT REFERENCED MONUMENT
 ○ = CHAIN LINK FENCE
 ○ = P.R.H. = PERMANENT REFERENCED MONUMENT
 ○ = ELEVATION
 ○ = INVERT
 ○ = F.P.L. = FLORIDA POWER & LIGHT COMPANY
 ○ = CONCRETE
 ○ = ASPHALT PAVEMENT

SEE SHEET 2 OF 2 FOR SURVEYOR'S CERTIFICATION
 - Elevations shown hereon are relative to the National Geodetic Vertical Datum of 1929, based on Broward County Bench Brass Disc Elevation +19.39 Located at South end of concrete bridge and West side of Bridge 150' West of the N.W. corner of Section 34-48-32 at 45th Avenue and Coconut Creek Parkway.
 - Lands shown hereon are located within an area having a Zone Designation AH (EL 13) by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 12011C0115F, for Community No. 120031, dated August 18, 1992, and index maps revised October 2, 1997, and its relation to the National Geodetic Vertical Datum of 1929.
 - Lands shown hereon containing 1,410,557 square feet, or 32.382 acres, more or less.
 - Underground improvements and/or underground encroachments not shown unless otherwise indicated.
 - Dimensions indicated hereon are field measured by electronic measurement, unless otherwise noted.
 - Roof overhang not located unless otherwise shown.
 - The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from the information available. The surveyor has not physically located the underground utilities.
 - Current Zoning: B-4
 - Current Building Setbacks: Front 150' Side 100' Rear 100'
 (NOTE: Setbacks have changed since this project was built per City of Coconut Creek Zoning Official.)
 (Note: Assumed front to be Coconut Creek Parkway)
 - Available Parking Spaces: 1333 Total parking spaces (1290 Standard and 43 Handicap)
 (NOTE: Required parking spaces determined by building usage. See City of Coconut Creek Code. The parking requirements may have changed since project was built.)
 - Legal description shown hereon furnished by client and no claims as to ownership are made or implied.

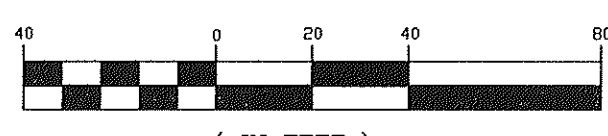
FORTIN, LEAVY, SKILES, INC.
 CONSULTING ENGINEERS, SURVEYORS & MAPPERS
 FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653
 180 Northeast 168th Street / North Miami Beach, Florida, 33162
 Phone: 305-653-4493 / Fax: 305-651-7152 / Email: flt@fortinsurvey.com

ALTA/ACSM LAND TITLE SURVEY
 COCONUT CREEK PLAZA
 COCONUT CREEK, BROWARD COUNTY, FLORIDA

Date: 8/12/95
 Scale: 1"=40'
 Drawn By: JJB
 Cad. No.: 980099
 Plotted: 7/16/10 10:14a
 Ref. Dwg.: 284-191
 Field Book: 469/43
 Job No.: 980099
 Dwg. No.: 295D-207
 Sheet: 1 of 2

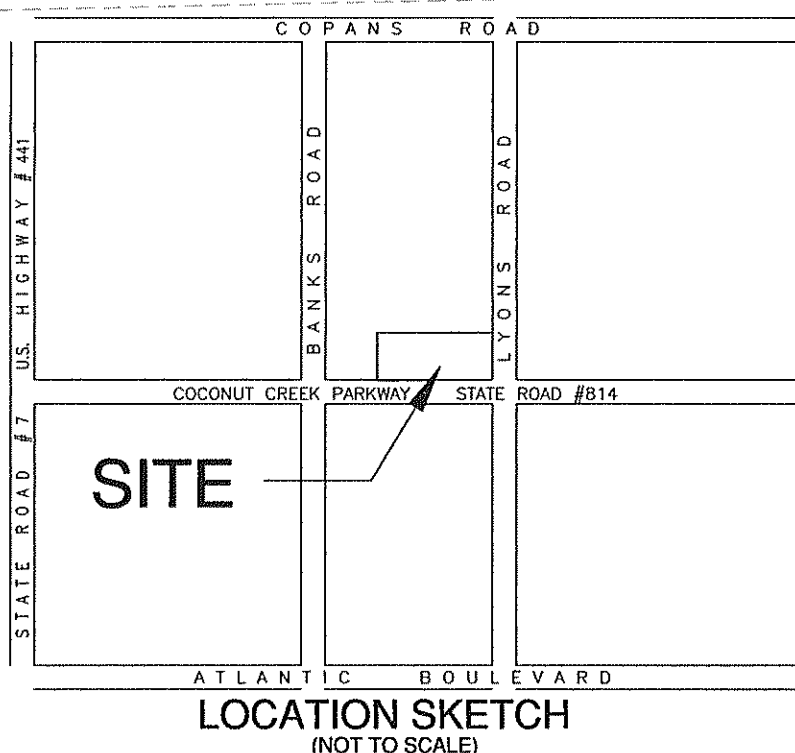


GRAPHIC SCALE



TRUE CORNER INACCESSIBLE
NORTHWEST CORNER OF PARCEL "A"

FOUND 1/2" PIPE AND CAP
REFERENCE CORNER 36.64' OFFSET
LB3653 (6/1/10)



CERTIFICATION TO:

CA New Plan Asset Partnership IV, L.P. and its successors and/or assigns
JPMorgan Chase Bank, N.A., its successors and/or assigns
Fidelity National Title Insurance Company
First American Title Insurance Company of New York
National Land Tenure Company, LLC

SEE SHEET 1 OF 2 FOR LEGAL DESCRIPTION & SURVEYORS NOTES
SURVEYOR'S CERTIFICATE

This survey is made for the benefit of: Fidelity National Title Insurance Company

I, Daniel C. Fortin, Professional Land Surveyor do hereby certify that the aforesaid parties, as of the date set forth below that I have made a careful survey of a tract of land described as follows:

Parcel "A", of COCONUT CREEK PLAZA, according to the Plat thereof, as recorded in Plat Book 113 at Page 12 of the Public Records of Broward County, Florida

1. This is to certify that this map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2005, and includes items 2, 3, 4, 6, 7(a)(b)(c), 8, 9, 10, 11(a) as to surface matters only and 13 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Florida, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

2. The accompanying survey was made on the ground and correctly shows the location of all buildings, structures and other improvements situated on the above premises; there are no visible encroachments on the subject property or upon adjacent land abutting said property except as shown hereon and was made in accordance with laws and/or Minimum Standards of the State of Florida.

3. The property described hereon is the same as the property described in Fidelity National Title Insurance Company File No. 10-7406-22580.FL(5) with an effective date of May 17, 2010 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 AH (EL 13) by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 1201100115F, with a date of identification of August 18, 1992, and index map revised October 2, 1997, for Community No. 120031, in Broward County, State of Florida, which is the current Flood Insurance Rate Map for the community in which said premises is situated, and is relative to the National Geodetic Vertical Datum of 1929.

5. The Property has direct access to Coconut Creek Parkway and Lyons Road, both being dedicated public street or highway.

6. The total number of striped parking spaces on the subject property is 1333, including 43 designated handicap spaces.

I hereby certify that this "Boundary Survey" was made under my responsible charge on August 12, 1995, and last updated on June 1, 2010, and meets the applicable codes as set forth in the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper

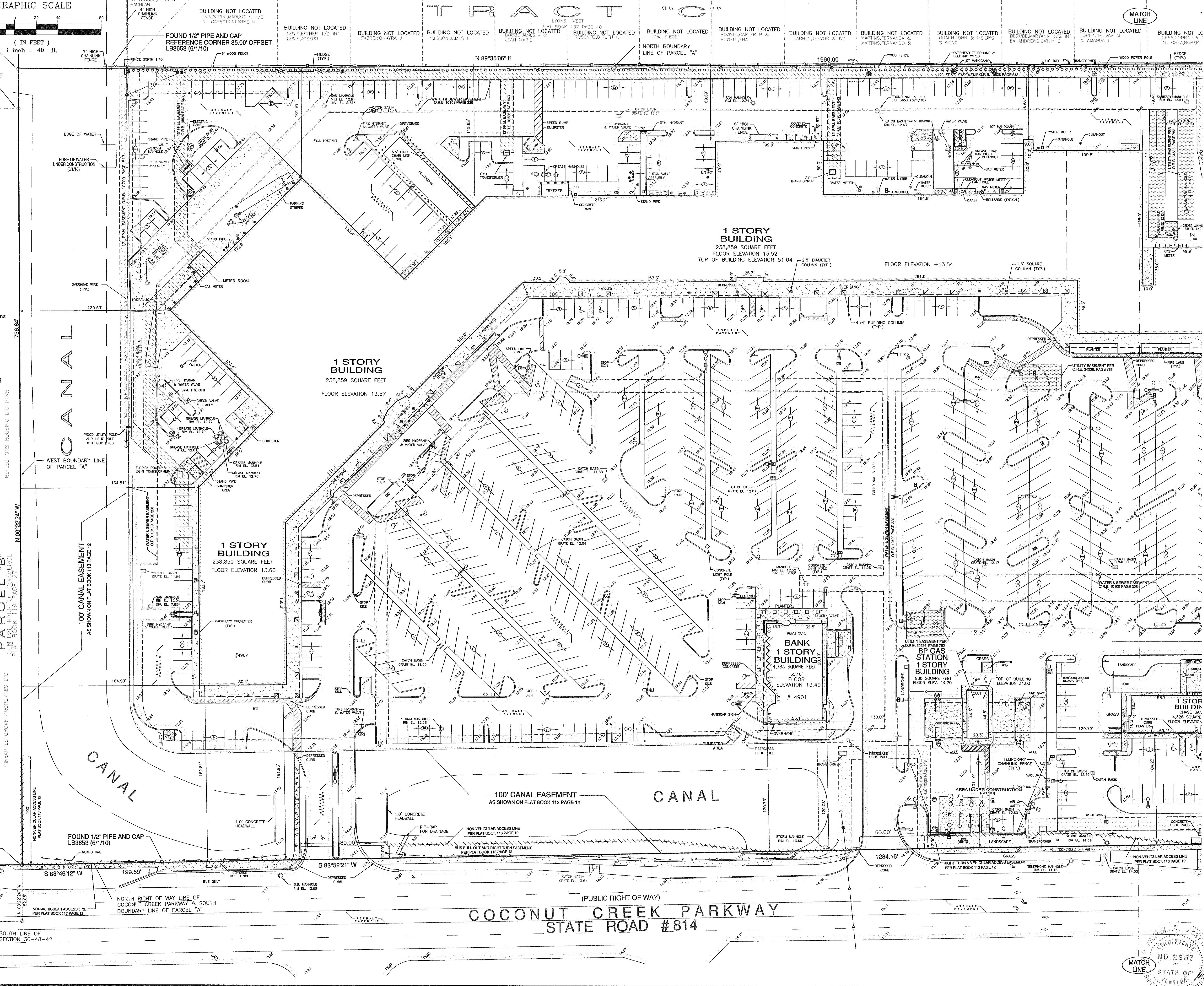
FORTIN, LEAVY, SKILES, INC. LB3653

Daniel C. Fortin, For the Firm
Professional Surveyor and Mapper, LS2853
State of Florida.

POINT OF BEGINNING
S.W. CORNER OF PARCEL "A"
FOUND NAIL AND DISK
IN SIDEWALK
LB3653 (6/1/10)

FOUND 4" X 4" CONCRETE MONUMENT
S. 1975' ALUMINUM DISK
FOUR FEET DEEP (6/16/98)

POINT OF COMMENCEMENT
S.W. CORNER OF SECTION 30-48-42



MAP	NO.	REVISION	DESCRIPTION
13	100575	AMEND TO SHOW CERTIFICATION TO	
12	100410	UPDATE SURVEY (6/1/10) RLL	
11	076170	UPDATE SURVEY & TIC (11/9/07)	
10	050233	UPDATE SURVEY & TIC COMMITMENT - SJH (2/21/05) ACS	
9	020068	AMEND TOTAL PARKING COUNT	
			O.N.

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ALTA/ACSM LAND TITLE SURVEY
COCONUT CREEK PLAZA
COCONUT CREEK, BROWARD COUNTY, FLORIDA

Date	8/12/95
Scale	1"=40'
Drawn By	JJB
Cad. No.	980099
Plotted:	7/16/10 10:14a
Ref. Dwg.	284-191
Field Book.	469/43
Job No.	980099
Dwg. No.	295D-207
Sheet	2 of 2

