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No.	Revision	Description

FORTIN, LEAVY, SKILES, INC.
 CONSULTING ENGINEERS, SURVEYORS & MAPPERS
 FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653
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ALTA/ACSM LAND TITLE SURVEY
 LEXUS - SAMPLE ROAD
 CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA

Date	10/2/06
Scale	1" = 100'
Drawn By	JJB/GEM
Cad. No.	990333
Plotted	10/30/06 4:14p
Ref. Dwg.	2003-139
Field Book	FLD. SHT. & 512/75 RLL
Job No.	061889
Dwg. No.	2006-170
Sheet	1 of 2

LEGAL DESCRIPTION:

A portion of Tract "B", COMMERCE CENTER OF COCONUT CREEK, according to the Plat thereof, as recorded in Plat Book 131, at Page 30, of the Public Records of Broward County, Florida, being more particularly described as follows:

Begin at the Northeast corner of said Tract "B"; thence South 0°25'15" East along the Easterly boundary line of said Tract "B" for 16.56 feet; thence South 6°25'19" West for 100.72 feet; thence South 0°25'15" East for 0.42 feet to a point of curvature; thence Southeasterly along a circular curve to the left, having a radius of 1392.00 feet and central angle of 10°31'27" for an arc distance of 255.82 feet to a point of a curve, (said point bears North 20°01'11" East from the radius point of the next described curve); thence Southeasterly along a circular curve to the right, having a radius of 40.00 feet and a central angle of 23°41'21" for an arc distance of 16.54 feet to a point on a curve (said point bears South 78°35'10" West from the radius point of the next described curve); thence Southeasterly along a circular curve to the left, having a radius of 1380.00 feet and a central angle of 3°15'31" for an arc distance of 78.89 feet to a point of reverse curvature; thence Southeasterly along a circular curve to the right, having a radius of 720.00 feet and a central angle of 4°04'43" for an arc distance of 51.25 feet; thence South 0°15'05" West for 100.00 feet to a point on a curve (said point bears North 87°21'46" East from the radius point of the next described curve); thence Southeasterly along a circular curve to the right, having a radius of 708.00 feet and a central angle of 2°12'59" for an arc distance of 27.39 feet to a point of tangency; thence South 0°25'15" East for 62.62 feet; thence South 45°03'11" West for 49.91 feet; thence North 89°28'23" West along a line parallel with and 60.00 feet North of, as measured at right angles to, the South line of the Southwest ¼ of Section 18, Township 48 South, Range 42 East, as shown on the Plat of COMMERCE CENTER OF COCONUT CREEK, for 84.81 feet; thence North 85°39'32" West for 180.40 feet; thence North 89°28'23" West along a line parallel with and 72.00 feet North of, as measured at right angles to, the South line of the Southwest ¼ of said Section 18 for 80.30 feet, the last mentioned nine courses being coincident with the Easterly and Southerly boundary lines of said Tract "B"; thence departing said Southerly right-of-way line, North 00°31'37" East for 63.87 feet; thence South 89°34'45" West for 86.24 feet; thence North 00°25'15" West for 206.50 feet to a point on the North line of said Tract "B"; thence North 89°37'18" East along said North line for 368.94 feet to the Point of Beginning.

SURVEYOR'S NOTES:

- This site lies in Section 18, Township 48 South, Range 42 East, City of Coconut Creek, Broward County, Florida.
- All documents are recorded in the Public Records of Broward County, Florida, unless otherwise noted.
- Lands shown hereon were abstracted for easements and/or rights-of-way of records per Attorneys' Title Insurance Fund, Inc. Commitment No. C-3074800 and C-3074801 with an effective date of August 15, 2005. All restrictions, easements and/or rights of way of record per title commitment that are plottable are shown on this "Boundary Survey".
- Bearings hereon are referred to an assumed value of N 89°28'23" W for the South line of the S.W. 1/4 of said Section 18, said bearing is identical with the plat of record, and evidenced by field located right-of-way monumentation.
- Elevations shown hereon are relative to the National Geodetic Vertical Datum of 1929, based on Broward County Bench Mark No. 1445, Elevation +15.61, Located at the intersection of Sample Road and Lyons Road.
- Lands shown hereon are located in Federal Flood Zone X per Community Panel No. 120031-0115 F dated August 18, 1992 and in map revised, October 2, 1997. Based on Federal Emergency Management Agency Flood Insurance Rate Map and are relative to National Geodetic Vertical Datum of 1929.
- Dimensions indicated hereon are field measured by electronic measurement, unless otherwise noted.
- Lands shown hereon containing 344,573 square feet, or 7.910 acres, more or less.
- Roof overhang not located unless otherwise shown.
- Underground improvements and/or underground encroachments not shown unless otherwise indicated.
- The approximate location of all utilities shown hereon were determined from As-Built plans and/or on-site locators and should be verified before construction.
- 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.
- 306 Total Parking Spaces and 3 reserved for Handicapped Parking Permits.
- Zoning: PCD = Planned Commerce District, B-4 = Regional Shopping.
- Minimum Building Setbacks PCD Zoning: Front = 25' from Frontage Road, Side = 20', Rear = 20', Between buildings = 20'
- Minimum Building Setbacks B-4 Zoning: Front = 150', Side street = 10', Rear = 100'.
- Confirm all setbacks with the City of Coconut Creek, Planning & Zoning Department.
- Legal description shown hereon based on information furnished by client.

CERTIFICATION TO:

JM Auto, Inc.,
 JM Family Enterprises, Inc.,
 Attorneys Title Insurance Fund, Inc.
 Seiler and Sautter Attorneys at Law.

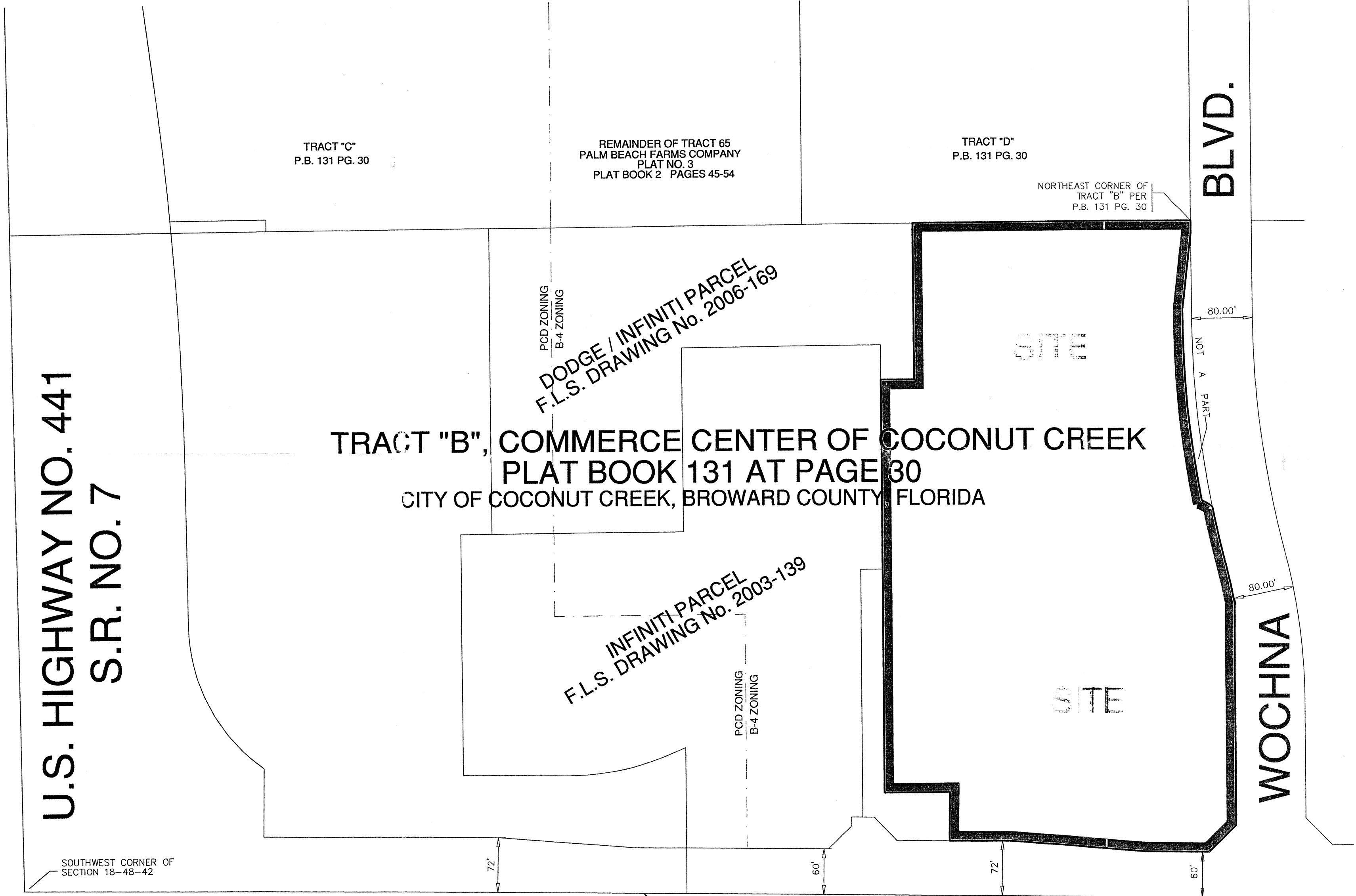
SURVEYOR'S CERTIFICATION

I hereby certify that this "Boundary Survey" was made under my responsible charge on October 2, 2006, and meets the Minimum Technical Standards as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 61G17-6, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes and was 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. 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.

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

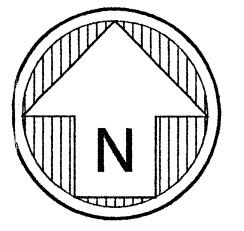
FORTIN, LEAVY, SKILES, INC., LB3653

By: *[Signature]*
 Daniel C. Fortin, or The Firm
 Surveyor and Mapper, LS2853
 State of Florida



LOCATION SKETCH

SCALE: 1" = 100'



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