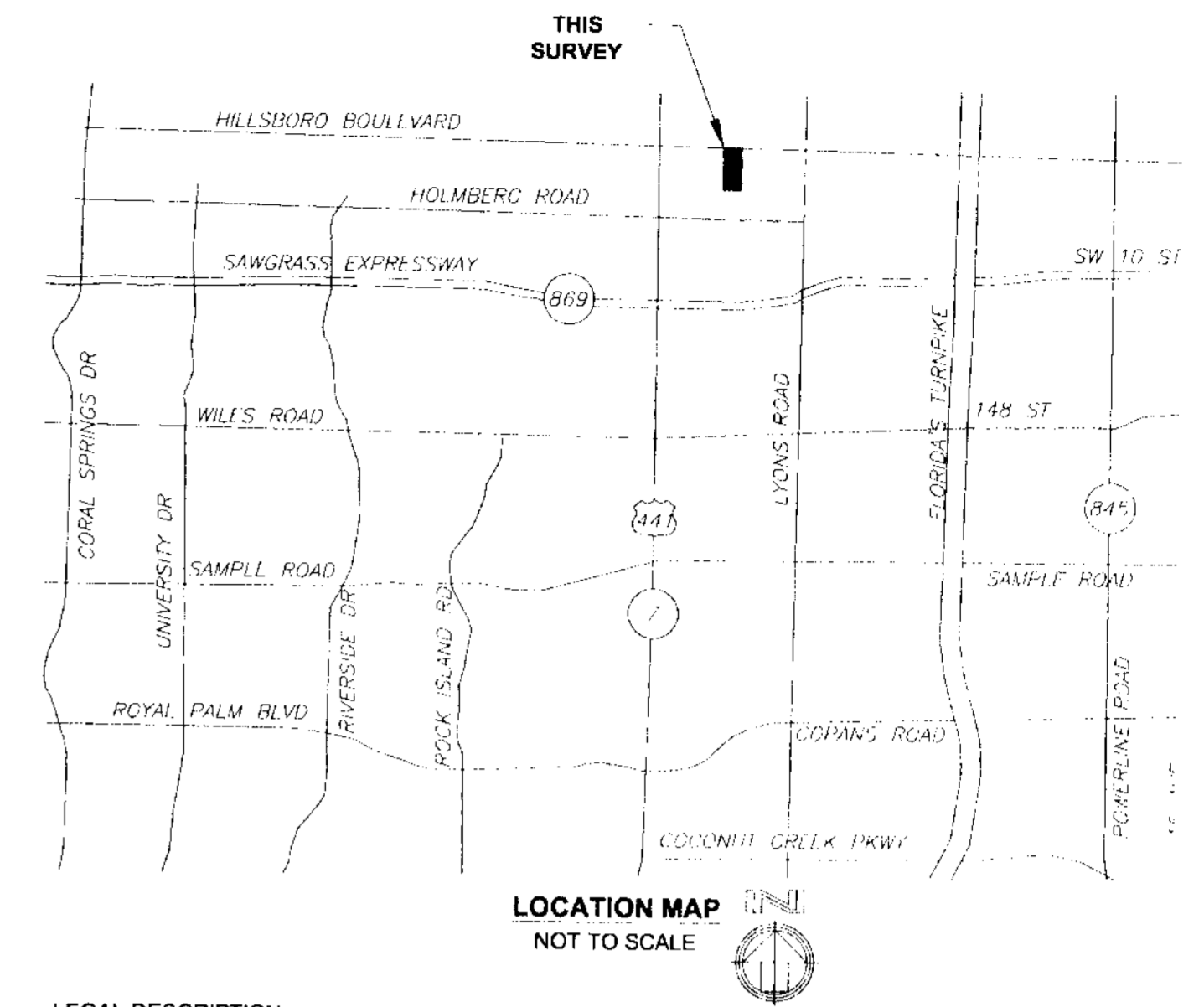


HILLSBORO BOULEVARD
(STATE ROAD NO. 810)

TREE LIST

TREE NO.	TRUNK DIAMETER (INCHES)	TREE TYPES	TREE NO.	TRUNK DIAMETER (INCHES)	TREE TYPES	TREE NO.	TRUNK DIAMETER (INCHES)	TREE TYPES
T100	10	SLASH PINE	T175	10	SLASH PINE	T249	10	SLASH PINE
T101	8	SLASH PINE	T176	12	SLASH PINE	T250	6	UNKNOWN
T102	15	SLASH PINE	T177	12	SLASH PINE	T251	10	UNKNOWN
T103	20	SLASH PINE	T178	12	SLASH PINE	T252	6	UNKNOWN
T104	6	UNKNOWN	T179	15	SLASH PINE	T253	10	SLASH PINE
T105	12	SLASH PINE	T180	10	SLASH PINE	T254	12	SLASH PINE
T106	20	SLASH PINE	T181	4	MAPLE	T255	10	SLASH PINE
T107	10	SLASH PINE	T182	15	SLASH PINE	T256	10	UNKNOWN
T108	8	SLASH PINE	T183	5	UNKNOWN	T257	15	UNKNOWN
T109	8	SLASH PINE	T184	18	SLASH PINE	T258	18	UNKNOWN
T110	8	SLASH PINE	T185	12	SLASH PINE	T259	6	UNKNOWN
T111	8	SLASH PINE	T186	10	SLASH PINE	T260	12	UNKNOWN
T112	8	SLASH PINE	T187	12	SLASH PINE	T261	12	UNKNOWN
T113	8	SLASH PINE	T188	10	SLASH PINE	T262	10	UNKNOWN
T114	8	SLASH PINE	T189	5	UNKNOWN	T263	5	UNKNOWN
T115	6	UNKNOWN	T190	15	SLASH PINE	T264	12	UNKNOWN
T116	8	SLASH PINE	T191	15	SLASH PINE	T265	10	UNKNOWN
T117	8	SLASH PINE	T192	15	SLASH PINE	T266	10	UNKNOWN
T118	12	UNKNOWN	T193	10	SLASH PINE	T267	15	SLASH PINE
T119	8	UNKNOWN	T194	12	SLASH PINE	T268	18	SLASH PINE
T120	24	SLASH PINE	T195	10	SLASH PINE	T269	10	SLASH PINE
T121	10	UNKNOWN	T196	6	SLASH PINE	T270	8	SLASH PINE
T122	20	SLASH PINE	T197	12	SLASH PINE	T271	8	SLASH PINE
T123	10	SLASH PINE	T198	10	SLASH PINE	T272	10	SLASH PINE
T124	10	SLASH PINE	T199	8	SLASH PINE	T273	10	SLASH PINE
T125	15	SLASH PINE	T200	12	SLASH PINE	T274	8	SLASH PINE
T126	20	SLASH PINE	T201	10	SLASH PINE	T275	12	SLASH PINE
T127	12	SLASH PINE	T202	12	SLASH PINE	T276	8	SLASH PINE
T128	12	SLASH PINE	T203	10	SLASH PINE	T277	10	SLASH PINE
T129	12	SLASH PINE	T204	8	UNKNOWN	T278	8	SLASH PINE
T130	12	SLASH PINE	T205	6	SLASH PINE	T279	8	SLASH PINE
T131	12	SLASH PINE	T206	10	SLASH PINE	T280	6	SLASH PINE
T132	15	SLASH PINE	T207	10	OAK	T281	15	SLASH PINE
T133	12	PALM	T208	10	OAK	T282	9	SLASH PINE
T134	6	SLASH PINE	T209	12	SLASH PINE	T283	15	SLASH PINE
T135	12	PALM	T210	15	SLASH PINE	T284	6	SLASH PINE
T136	12	PALM	T211	15	SLASH PINE	T285	18	SLASH PINE
T137	12	SLASH PINE	T212	8	SLASH PINE	T286	10	SLASH PINE
T138	12	SLASH PINE	T213	8	SLASH PINE	T287	18	SLASH PINE
T139	10	SLASH PINE	T214	12	SLASH PINE	T288	8	SLASH PINE
T140	8	SLASH PINE	T215	10	SLASH PINE	T289	20	UNKNOWN
T141	12	SLASH PINE	T216	6	SLASH PINE	T290	12	SLASH PINE
T142	15	UNKNOWN	T217	5	UNKNOWN	T291	10	SLASH PINE
T143	24	SLASH PINE	T218	6	UNKNOWN	T292	10	SLASH PINE
T144	10	SLASH PINE	T219	10	SLASH PINE	T293	10	SLASH PINE
T145	12	SLASH PINE	T220	15	SLASH PINE	T294	12	SLASH PINE
T146	10	SLASH PINE	T221	15	SLASH PINE	T295	8	SLASH PINE
T147	15	OAK	T222	18	SLASH PINE	T296	8	SLASH PINE
T148	12	SLASH PINE	T223	18	SLASH PINE	T297	6	SLASH PINE
T149	10	UNKNOWN	T224	18	SLASH PINE	T298	8	SLASH PINE
T150	12	UNKNOWN	T225	15	SLASH PINE	T299	12	SLASH PINE
T151	10	UNKNOWN	T226	20	SLASH PINE	T300	8	SLASH PINE
T152	12	SLASH PINE	T227	15	SLASH PINE	T301	10	SLASH PINE
T153	12	OAK	T228	15	SLASH PINE	T302	10	SLASH PINE
T154	12	SLASH PINE	T229	12	SLASH PINE	T303	6	SLASH PINE
T155	4	PALM	T230	22	UNKNOWN	T304	12	SLASH PINE
T156	4	SLASH PINE	T231	12	SLASH PINE	T305	12	SLASH PINE
T157	12	SLASH PINE	T232	18	UNKNOWN	T306	10	SLASH PINE
T158	15	SLASH PINE	T233	15	SLASH PINE	T307	10	SLASH PINE
T159	10	SLASH PINE	T234	20	UNKNOWN	T308	10	SLASH PINE
T160	12	SLASH PINE	T235	12	UNKNOWN	T309	8	SLASH PINE
T161	15	SLASH PINE	T236	15	SLASH PINE	T310	10	SLASH PINE
T162	12	SLASH PINE	T237	12	SLASH PINE	T311	8	SLASH PINE
T163	4	PALM	T238	15	SLASH PINE	T312	10	SLASH PINE
T164	10	SLASH PINE	T239	12	SLASH PINE	T313	8	SLASH PINE
T165	15	SLASH PINE	T240	15	SLASH PINE	T314	6	SLASH PINE
T166	12	SLASH PINE	T241	10	SLASH PINE	T315	8	SLASH PINE
T167	10	SLASH PINE	T242	10	UNKNOWN	T316	8	SLASH PINE
T168	10	SLASH PINE	T243	8	SLASH PINE	T317	8	SLASH PINE
T169	15	PALM	T244	12	SLASH PINE	T318	6	SLASH PINE
T170	15	SLASH PINE	T245	10	SLASH PINE	T319	6	SLASH PINE
T171	18	SLASH PINE	T246	10	SLASH PINE			
T172	12	SLASH PINE	T247	18	SLASH PINE			
T173	8	SLASH PINE	T248	10	SLASH PINE			
T174	20	SLASH PINE						



LEGAL DESCRIPTION
TRACT 16, BLOCK 85, LESS THE NORTH 60 FEET, 1/4 M BRANCH FARMS COMPANY PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 45 TO 54, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID LANDS SITUATE IN THE NORTH LINE OF BLOCK 85, PALM BEACH FARMS CO. PLAT NO. 3 HAVING A BEARING OF N89°35'28"E, ACCORDING TO HILLSBORO OFFICE PARK PLAT (P.B. 148, PG. 10, B.C.R.), LESS PARCEL 123 AS DESCRIBED IN OFFICIAL RECORDS BOOK 224931 AT PAGE 580 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA FOR THE MIGHT OF WAY.

SAID LANDS SITUATE IN THE CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA, AND CONTAIN 4.342 ACRES, MORE OR LESS.

- NOTES**
- THIS DRAWING IS THE PROPERTY OF CARNAHAN-PROCTOR-CROSS, INC., CERTIFICATE OF AUTHORIZATION NO. LB 2936 AND SHALL NOT BE USED OR REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION.
 - BARRIERS SHOWN HEREON ARE BASED ON THE NORTH LINE OF BLOCK 85, PALM BEACH FARMS CO. PLAT NO. 3 HAVING A BEARING OF N89°35'28"E, ACCORDING TO HILLSBORO OFFICE PARK PLAT (P.B. 148, PG. 10, B.C.R.).
 - BENCHMARK DESCRIPTION: "X" CUT AT THE INTERSECTION OF HILLSBORO BOULEVARD AND STATE ROAD 7. "Z" CUT IS IN THE WEST BULL NOSE, B.M. FOUND 7-20-2000.
 - THERE HAVE BEEN NO UNDERGROUND IMPROVEMENTS, FOUNDATIONS OR ROOF OVERHANGS LOCATED IN CONNECTION WITH THIS SURVEY.
 - TREE TYPES ARE DETERMINED TO THE BEST OF OUR ABILITY, FOR A MORE EXACT SPECIES DETERMINATION, A BIOLOGIST, DENDROLOGIST OR OTHER SIMILAR PROFESSIONAL SHOULD BE CONSULTED. EXACT SPECIES SUCH AS AUSTRALIAN PINE, BRAZILIAN PINE AND METALUCA WERE NOT PART OF THIS SURVEY.
 - FLOOD INSURANCE RATE MAP INFORMATION: 1:2005 0105 F. DATE OF FIRM MAP: 08-18-1992. FIRM ZONE: X. BASE FLOOD ELEVATION: N/A.
 - THIS MAP IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

CERTIFICATION

THE UNDERSIGNED HEREBY CERTIFIES TO BANK ATLANTIC, ITS SUCCESSORS AND/OR ASSIGNS, AS THEIR INTEREST MAY APPEAR, ALL STAR TITLE, INC., ATTORNEY'S TITLE INSURANCE FUND, INC., AND WOMBACH, BOYLE & HARDIN, P.A., AS FOLLOWS:

- THIS SURVEY WAS ACTUALLY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON (THE "PROPERTY"), WHICH LEGAL DESCRIPTION IS CORRECT, COMPLETE AND ACCURATE.
- THIS SURVEY IS TRUE AND CORRECT IN ALL RESPECTS AND ACCURATELY SHOWS THE SQUARE FOOTAGE AND LOCATION OF ALL BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS, THE NUMBER AND LAYOUT OF ALL PARKING SPACES, LOADING DOCKS AND OTHER FACILITIES AND THE LOCATION OF ALL WATER COURSES, WATER BODIES, LOT LINES AND MONUMENTS, THE SIZE, DIMENSIONS AND LOCATIONS OF ALL OF THE BOUNDARIES OF THE PROPERTY, BUILDINGS AND OTHER IMPROVEMENTS, RECORDED AND VISIBLE UNRECORDED EASEMENTS, STRIKES, ROADS, MEANS OF PUBLIC ACCESS, RIGHTS-OF-WAY, UTILITY LINES AND CONNECTIONS AND SETBACK LINES (PRIVATE OR GOVERNMENTAL) WHICH AFFECT THE PROPERTY ARE CORRECTLY AND ACCURATELY SHOWN HEREON.
- THIS SURVEY ACCURATELY DEPICTS AND REFLECTS ALL MATTERS SET FORTH IN THAT CERTAIN TITLE INSURANCE COMMITMENT ISSUED BY ALL STAR TITLE, INC., COMMITMENT NO. C-2987443, THERE ARE NO ENCROACHMENTS UPON ADJOINING PREMISES, STREETS OR ALLEYS OR UPON EXISTING EASEMENTS OR RIGHTS-OF-WAY, BY ANY OF THE BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS ON THE PROPERTY AND NO ENCROACHMENTS ON THE PROPERTY BY BUILDINGS, STRUCTURES OR IMPROVEMENTS SITUATED ON ADJOINING PREMISES.
- THERE ARE NO OVERLAPS, GAPS, GORES OR HIATUS IN THE PARCELS(S) COMPRISING THE PROPERTY.
- ACCESS TO AND FROM THE PROPERTY FOR INGRESS AND EGRESS IS VIA N.W. 51 TERRACE. ALL NECESSARY APPROVALS FOR SUCH ACCESS HAVE BEEN OBTAINED.
- WATER SERVICE, STORM SEWER, SANITARY SEWER FACILITIES, TELEPHONE AND ELECTRIC SERVICES ARE AVAILABLE TO THE PROPERTY IN THE LOCATION INDICATED HEREON AND ARE AVAILABLE TO SERVE THE CURRENT AND PROPOSED USE OF THE IMPROVEMENTS WITHOUT THE NEED FOR EASEMENTS ACROSS THE LANDS OF OTHERS OR ADDITIONAL EASEMENTS ON THE PROPERTY.
- THIS SURVEY WAS MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR LAND TITLE SURVEYS" ESTABLISHED AND ADOPTED BY THE ALTA AND THE ACSM AND MEETS THE "MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS PURSUANT TO SECTION 472.02, F.L.S.M.A. STATUTES AND CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, AND THE SURVEY IS TRUE AND CORRECT AS SURVEYED UNDER OUR DIRECTION THIS 23 DAY OF JUNE, 2006.

DAIED THIS 23 DAY OF JUNE, 2006.

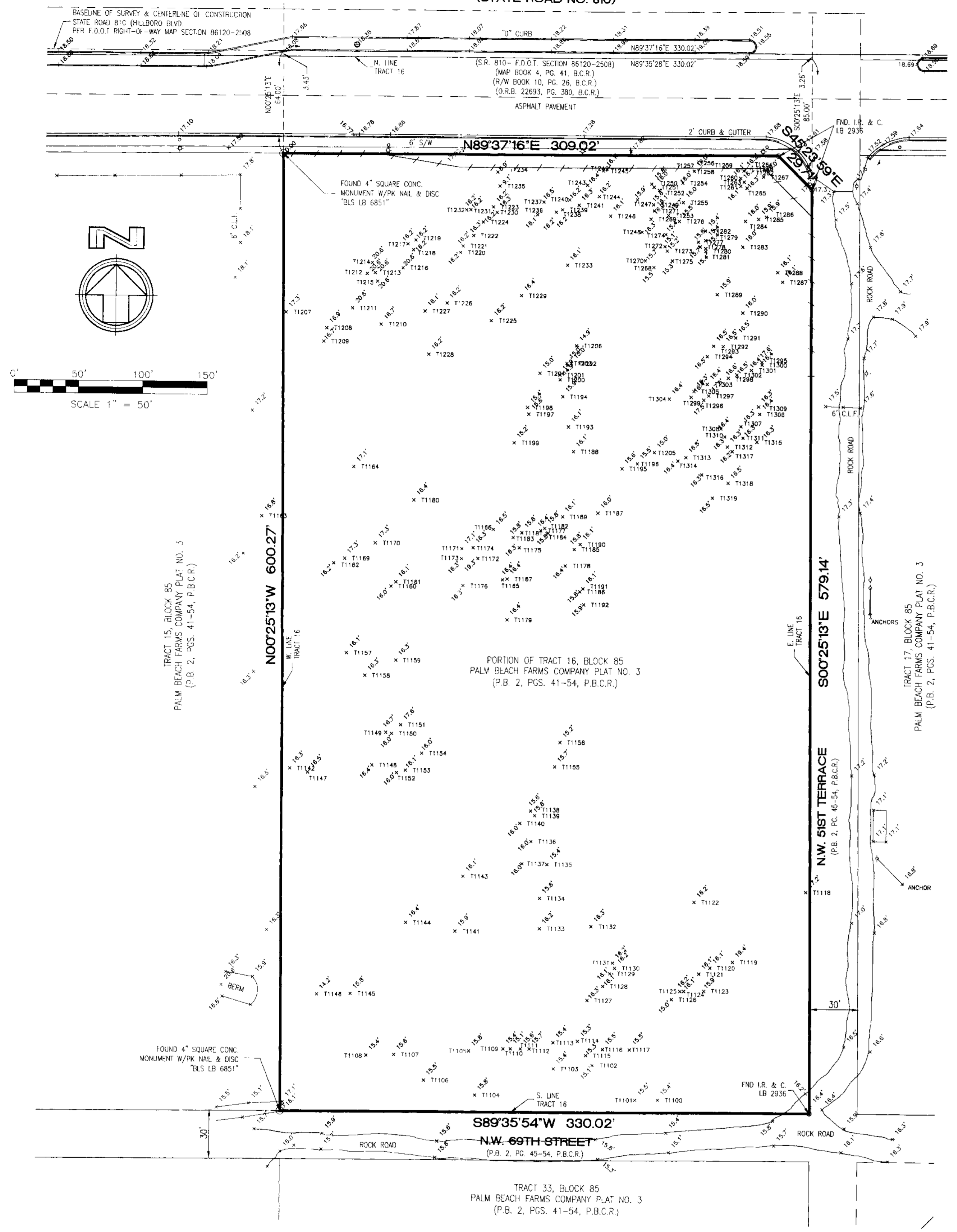
Steven A. Berg
STEVEN A. BERG
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. LS4886

TITLE COMMITMENT INFORMATION TABLE

COMMIT #	TYPE OF INSTRUMENT	DESCRIPTION	RECORDING DATA	AFFECTS PARCEL	PLOTTED
8	PLAT	PALM BEACH FARMS COMPANY PLAT NO. 3	P.B. 2, PGS. 45-54, P.B.C.R.	YES	ENTIRE PROPERTY
9	RESERVATION	EVERGLADES DRAINAGE DISTRICT	D.B. 458, PG. 472, B.C.R.	YES	NO
9	RELEASE	PARTIAL RELEASE OF RESERVATION	D.R.B. 4995, PG. 917, B.C.R.	YES	NO

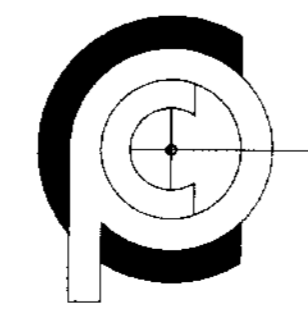
- LEGEND**
- CATCH BASIN
 - CENTERLINE
 - ELECTRIC SERVICE, HAND HOLE
 - ELEVATION, EXISTING
 - FIRE HYDRANT
 - FENCE, CHAIN LINK
 - IRON ROD & CAP
 - LIGHT POLE, CONC.
 - MANHOLE, STORM
 - PERMANENT REFERENCE MONUMENT
 - POWER POLE, CONC. W/ANCHOR
 - POWER POLE, WOOD
 - POWER POLE, WOOD W/ANCHOR
 - SIGN
 - TELEPHONE, JUNCTION BOX

- ABBREVIATIONS**
- B.C.R. = BROWARD COUNTY RECORDS
 - C.L.F. = CHAIN LINK FENCE
 - CONC. = CONCRETE
 - F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION
 - IR.&C. = IRON ROD AND CAP
 - M.B. = MAP BOOK
 - N.T.S. = NOT TO SCALE
 - O.R.B. = OFFICIAL RECORDS BOOK
 - P.B. = PLAT BOOK
 - P.B.C.R. = PALM BEACH COUNTY RECORDS
 - PG. = PAGE(S)
 - R/W = RIGHT-OF-WAY
 - S/W = SIDEWALK



NO.	DATE	BY	CK'D	REVISIONS	FB/PG.
3	6-22-06	DD	SAB	ALTA/ACSM LAND TITLE SURVEY	
2	5-11-06	DD	SAB	ADD GRID TOPO ELEVATIONS	
1	3-22-06	JER	SAB	BOUNDARY & TOPOGRAPHIC SURVEY	1715/10, 11, 15, 16, 21

SCALE: 1" = 40'
DATE: 5-30-06
DRAWN BY: JM
CHECKED: DCW



CARNAHAN-PROCTOR-CROSS, INC.
CONSULTING ENGINEERS - SURVEYORS - PLANNERS
6101 W. ATLANTIC BLVD., SUITE 201, MARGATE, FL 33063
PHONE: 954-972-3959 FAX: 954-972-4178 WEBSITE: www.carnahan-proctor.com

ALTA/ACSM LAND TITLE SURVEY
PORTION OF TRACT 16, BLOCK 85
PALM BEACH FARMS COMPANY PLAT NO. 3