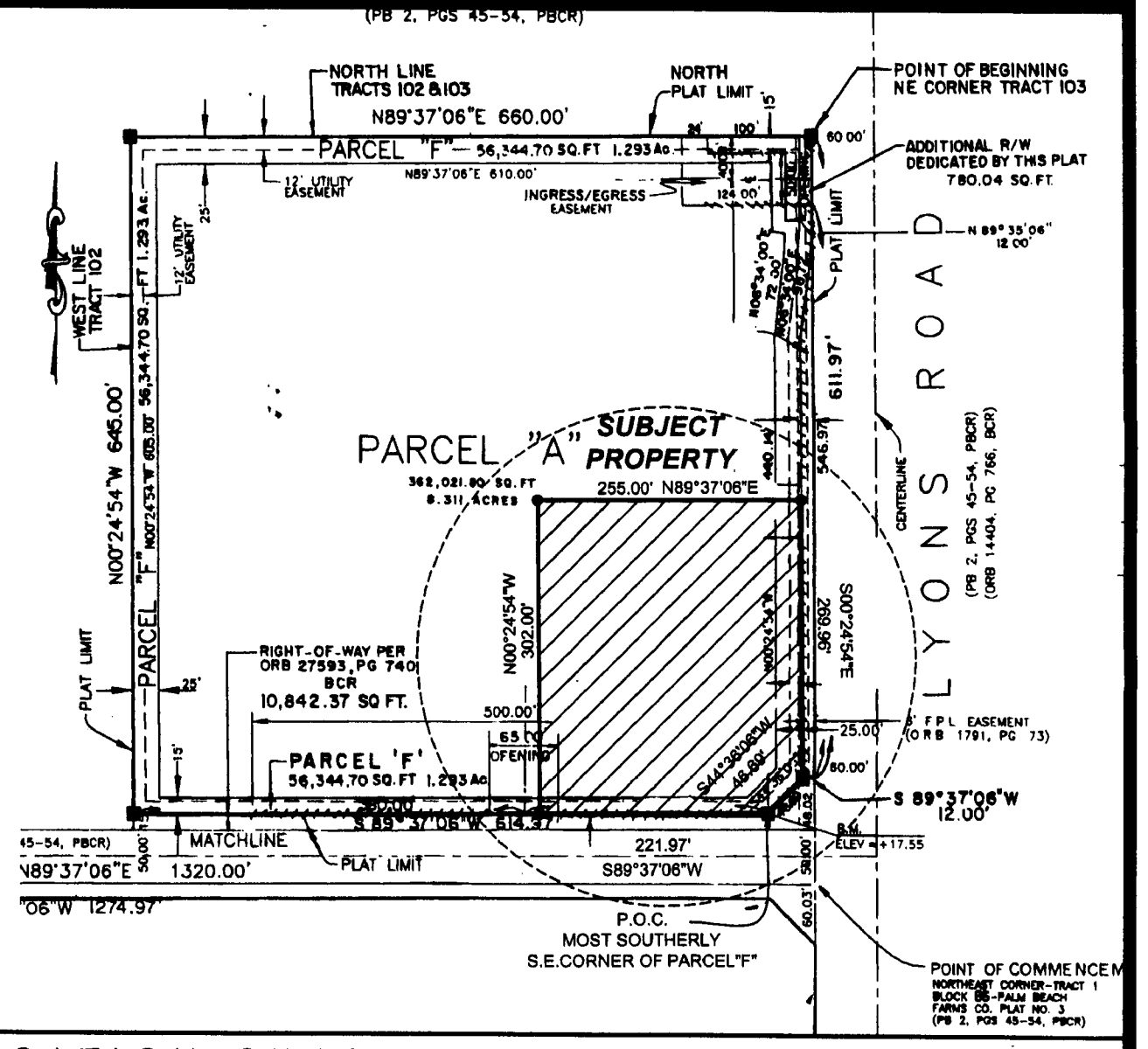
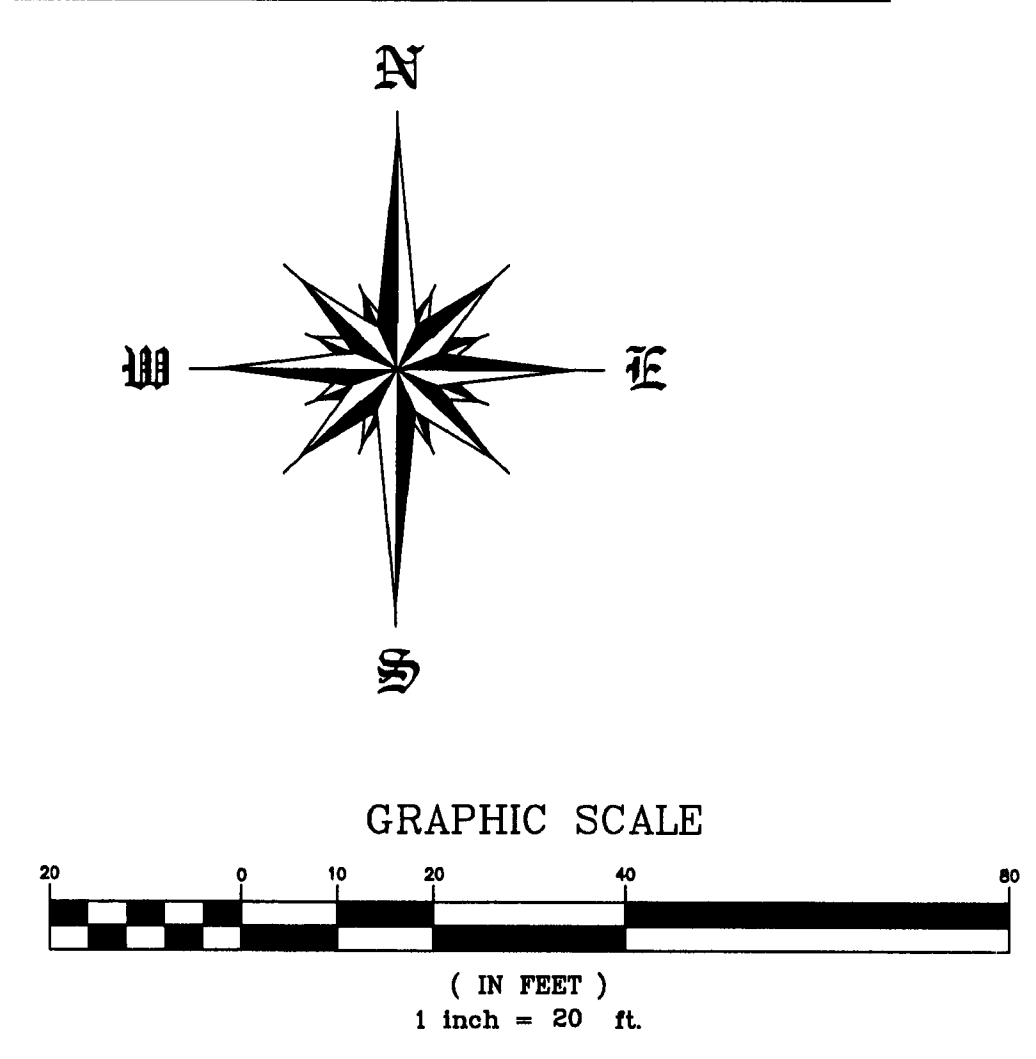
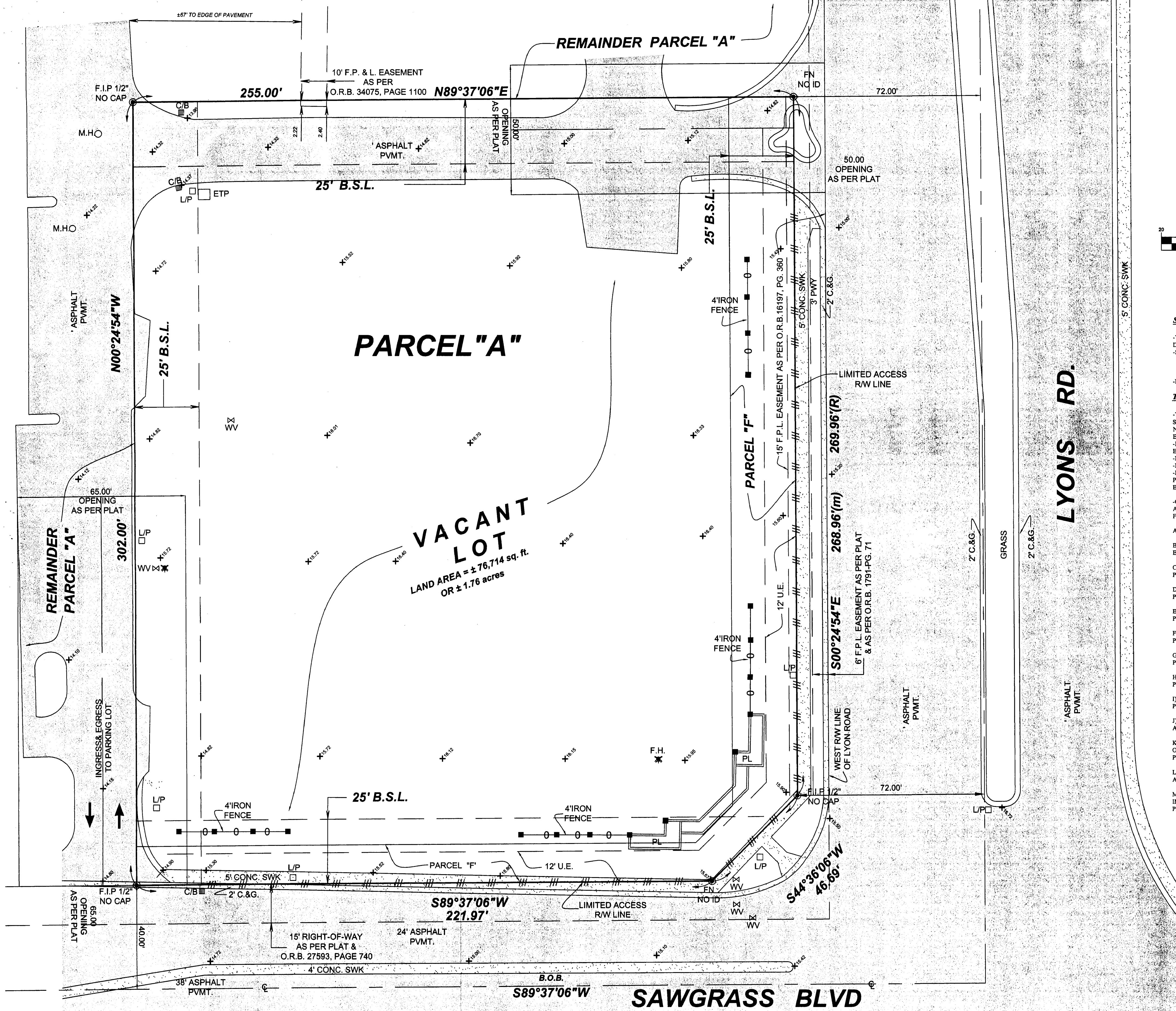


ALTA / ACSM LAND TITLE SURVEY



SURVEYOR'S NOTE:

- THE EAST LINE OF THE SUBJECT PROPERTY MEASURES 269.96 FEET, THE RECORD DISTANCE SHOWS IT TO BE 269.96 FEET
 - SUBJECT PROPERTY IS ZONED AS B-3, SETBACKS ARE AS FOLLOWS:
FRONT = 25 FEET
REAR = 20 FEET
SIDES = 25 FEET
 - B.S.L. DENOTES: BUILDING SETBACK LINES
- TITLE COMMITMENT NOTES:**
- THAT I HAVE REVIEWED THE COMMITMENT AND ALL ITEMS ARE SHOWN ON THE SURVEY. THE ITEMS SHOWN HERE FORTH ARE PER SCHEDULE B-II OF FUND FILE NO. 10-2004-17392-M, DATED OCTOBER 25, 2004 AT 11:00 PM, ITEMS ARE ENUMERATED AS PER TITLE COMMITMENT.
 - ITEMS NO. 8, 11, 12, 13, 14, AND 15 AFFECT PROPERTY, NOT PLOTTABLE, BLANKET EASEMENT.
 - ITEMS NO. 9, 17, SHOWN ON SURVEY.
 - ITEMS NO. 10, 18, DO NOT AFFECT PROPERTY.
 - ITEM NUMBER 16 AS FOLLOWS: O.R.B. 31762, PAGE 813 DOES NOT AFFECT PROPERTY. O.R.B. 36737, PAGE 325 AFFECTS PROPERTY, NOT PLOTTABLE, BLANKET EASEMENT.

LEGAL DESCRIPTION:

A PORTION OF PARCELS "A" AND "F", SAWGRASS EXCHANGE PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 163, PAGE 2 IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHERLY SOUTHEAST CORNER OF SAID PARCEL "F"; THENCE SOUTH 89°37'06" WEST ALONG THE SOUTH LINE OF SAID PARCEL "F" A DISTANCE OF 221.97 FEET; THENCE NORTH 00°24'54" WEST, A DISTANCE OF 302.00 FEET; THENCE NORTH 89°37'06" EAST, A DISTANCE OF 25.00 FEET TO A POINT OF INTERSECTION WITH THE EAST LINE OF SAID PARCEL "F"; THENCE SOUTH 00°24'54" EAST ALONG SAID EAST LINE, A DISTANCE OF 269.96 FEET; THENCE SOUTH 44°36'06" WEST ALONG THE EAST LINE OF SAID PARCEL "F"; A DISTANCE OF 46.69 FEET TO THE POINT OF BEGINNING.

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

SURVEYOR'S CERTIFICATE

This Certificate and the survey are made for the benefit of:
Lyons Trade Center, LLC
Buckingham, Doolittle & Burroughs, LLP
ATTORNEYS' TITLE INSURANCE FUND, INC.

I hereby certify that this survey meets the minimum technical standards as adopted by the American Land Title Association and as set forth by the Florida Board of Land Surveyors, pursuant to Section 472.027, Florida Statutes and applicable regulations in the Florida Administrative Code, and without limitation of the foregoing, that this survey: (1) was made from an actual field survey on the ground under my supervision and is correct; (2) accurately surveys all real property and improvements shown therein and the indicated dimensions, square footage and acreage of all such property and improvements is correct; (3) shows the locations of all improvements and any other matters on the subject property which can be graphically illustrated, as set forth in Schedule B-II of Attorney Title Insurance Fund, Inc. Fund No. 10-2004-17392-M. I do further certify:

1. That the survey shows the location of the perimeter of the land by courses and distances.
2. That, from a careful physical inspection, except as set forth below, this survey shows there are no (i) easements, streets, roads, rights of way or uses of the property, (ii) encroachments upon the subject property by improvements on adjacent property, (iii) encroachments on adjacent property, streets, or alleys by any improvements on the subject property, (iv) party walls, (v) conflicts or protrusions, or (vi) illegal subdivisions of the property. The exceptions to the above statements are as follows: (if none, so state)
- a) North side of the subject property asphalt paving encroaching into the subject property. b) West side of the subject property decorative wall and iron fence encroaching into the subject property. c) East side and South side of the subject property encroaching upon the subject property. d) there are utilities encroaching upon the subject property.
3. That all required building setback or zoning restriction lines on the subject property are located as shown hereon and all improvements are constructed within such setbacks or restrictions.
4. That the survey shows lines of streets abutting the land and the width thereof, and that ingress and egress to the subject property is provided by Lyons road and Sawgrass Blvd, the same being a dedicated public right-of-way maintained by the State of Florida.
5. That the survey shows encroachments and the extent thereof upon the land.
6. That the survey shows the improvements to the extent constructed, if applicable, and the relation of the improvements by distances to the perimeter of the land, the established building lines and the street lines. (Vacant Land)
7. That if the land is described as being on a filed map or plat, a legend relating the survey to said map or plat is on the survey.
8. That the survey shows any coastal body of water or navigable waterway within 150 feet of the land, if applicable.
9. That any restrictions, conditions, reservations and easements shown on the Plat, as recorded have been reflected on the survey by the undersigned surveyor.
10. The subject property does serve adjoining property for drainage, and ingress and egress.
11. That all utilities required for the operation of improvements upon the property enter through adjoining public streets and through adjacent properties.
12. That the property is not within special flood hazard areas as designated as Zone "X" and as shown in the most recent Flood Hazard Boundary Maps prepared by the Department of Housing and Urban Development, Community No. 120031; Panel 0105; Suffix F; Date of Map 08/18/1992.
13. This instrument is not valid unless it bears an original signature and an embossed seal of the surveyor.

BY: *[Signature]* **JOHN FLORIDA** (DATE OF FIELD WORK)
PROFESSIONAL LAND SURVEYOR NO. 5274
STATE OF FLORIDA
01/11/2005

(VALID COPIES OF THIS SURVEY WILL BEAR THE EMBOSSED SEAL OF THE ATTESTING LAND SURVEYOR).
REVISED ON: _____
REVISED ON: _____

Nova Surveyors Inc.
LAND SURVEYORS
PROPERTY ADDRESS: 60XX LYONS RD. (VACANT LOT)
COCONUT CREEK, FL 33073
FOLIO # 48-42-07-13-0012

SURVEY No. 05-303
SHEET No. 1 OF 1

DRAWN BY: F RANK

LEGAL NOTES TO ACCOMPANY SURVEY, SURVEYOR'S EXAMINATION OF THE ABSTRACT OF TITLE WILL BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THE PROPERTY. THIS SURVEY IS SUBJECT TO EASEMENTS, LIMITATIONS, RESTRICTIONS, RESERVATIONS OR ENCUMBRANCES OF RECORD, LEGAL DESCRIPTION PROVIDED BY CLIENT OR ATTESTING TITLE COMPANY. BOUNDARY SURVEY MEANS A DRAWING AND/OR A GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD, SHOULD BE DRAWN AT A SHOW SCALE AND ORIENT TO SCALE. EASEMENTS AS SHOWN FOR PLAT BOOK, UNLESS OTHERWISE SHOWN. THE TERM "ENCUMBRANCE" MEANS VISIBLE ON AND ABOVE GROUND ENCUMBRANCE. AGENTS SHALL VERIFY ZONING REGULATIONS, RESTRICTIONS AND ORDINANCES AND THEY WILL BE RESPONSIBLE FOR SUBMITTING PLAT PLANS WITH THE CORRECT INFORMATION FOR THEIR APPROVAL FOR AUTHORIZATION TO ATTEST AND THEY WILL NOT ATTEMPT TO LOCATE FOOTING AND/OR FOUNDATIONS. THIS PLAN OF SURVEY, HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTIRE HAND HEREON, THE CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PARTY.

A = ARC A/C = AIR CONDITIONER PAD. A.E. = ARCHES EASEMENT. A/L = ALUMINUM ROOF. A/S = ALUMINUM SHEET. B = BLOCK CORNER. B/L = BALUNY. B/M = BRUSH MARK B.S. = BASE OF BEARINGS. B/S = BENCH MARK C = CALCULATED. C/B = CATCH BASIN. C.B.S. = CONCRETE BLOCK STRUCTURE. C.C. = CONCRETE CURB WALL. C.H. = CHORD. C.I. = CURB BEARING. C.L. = CLEAR. C.L.F. = CLEAR LINK FENCE. C.M. = CANAL MAINTENANCE EASEMENTS. C.O.C. = CONCRETE CURB. C.P. = CONIC PURCH.	C.S. = CONCRETE SLAB. D.E. = DRAINAGE EASEMENT. D.M. = DRAINAGE MAINTENANCE EASEMENTS. O.V. = OVERHEAD. ET.P. = ELECTRIC TRANSFORMER PAD. E.L. = ELEVATION. E.H. = ELEVATION HEIGHT. F.H. = FIRE HYDRANT. F.R. = FENCED ROAD. F.S. = FOUND IRON ROD. F.H.E. = FOUNDING ELEVATION. F.N.D. = FOUNDING HAZ & DISK. F.P. = FEET. P.P. = PROPERTY CORNER. F.N.P. = FEDERAL NATIONAL INSURANCE CORP. F.H. = FOUND HAZ. H. = HIGH (HEIGHT).	I.A. = INGRESS AND EGRESS EASEMENT. L.F. = LIGHT POLE. L.F.L. = LOWEST FLOOR ELEVATION. L.M.E. = LAKE MAINTENANCE EASEMENT. O.V. = OVERHEAD. M. = MEASURED DISTANCE. M/M = MONUMENT LINE. M/H = MANDATED. M/M = MONUMENT LINE. M/S = MONUMENT LINE. N.O.V. = NATIONAL GEODETIC VERTICAL. N. = NORTH. N.I.S. = NOT TO SCALE. O.S. = OVERHEAD UTILITY LINES. O.H. = OVERHEAD. P.H. = PLASTER.	P.A. = PROPERTY LINE. P.C.C. = POINT OF COMPOUND CURVE. P.C. = POINT OF CURVE. P.T. = POINT OF TANGENCY. P.O.C. = POINT OF COMPOUNDMENT. P.O.B. = POINT OF BEGINNING. P.A.C. = POINT OF REVERSE. P.B. = PLAT BOOK. P.E. = PLATE. P.F. = PERMANENT REFERENCE. P.R. = PERMANENT REFERENCE. P.L.S. = PROFESSIONAL LAND SURVEYOR. P.R. = PERMANENT REFERENCE. P.O. = POINT OF COMMENCEMENT. R.S. = RESIDENCE. R.R. = RAILROAD. R.D. = RADIUS OF CURVE. R.C. = RADIUS OF RADIAL.	R.P. = RADIUS POINT. R.R. = RAILROAD. R.E. = RECTANGULAR SECTION. S.T. = STORY. S.W. = SIDEWALK. S.L.P. = SET FROM PIPE L.S. S. = SOUTH. T. = TANGENT. T.W.P. = TOWNSHIP. U.T.L. = UTILITY. U.P. = UTILITY POLE. W.M. = WATER METER. W.F. = WOOD FENCE. W.M. = WOOD METER. W. = WEST. W.A. = WOOD FRAME ANGLE. C. = CENTER LINE. A. = ANGLE.	T.F. = TRAFFIC FLOW D. = DRAINAGE H/I
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PROPERTY NOTES:

- 1) IF BENCH BEARINGS ARE REFERRED TO AN ADJACENT MAP, BY SAID PLAT IN THE DESCRIPTION OF THE PROPERTY, IF NOT, THEN BEARINGS ARE REFERRED TO COUNTY TOWNSHIP MAPS.
- 2) IF SHOWN, ELEVATIONS ARE REFERRED TO BROWARD COUNTY
M.F. 2430 ELEV. 16.00 FEET
- 3) N.A.D. OF 1985.
- 4) THIS IS A SPECIFIC PURPOSE SURVEY.
- 5) THE CLOSURE IN THE BOUNDARY SURVEY IS ABOVE 1:7500 FT.
- 6) I HEREBY CERTIFY THAT THE BOUNDARY SURVEY OF THE PLAT DESCRIBED HEREOF, AS RECENTLY SURVEYED AND THE TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN SUBPARS 472.005, 472.015, 472.020, 472.025, 472.027, 472.030, 472.035, 472.040, 472.045, 472.050, 472.055, 472.060, 472.065, 472.070, 472.075, 472.080, 472.085, 472.090, 472.095, 472.100, 472.105, 472.110, 472.115, 472.120, 472.125, 472.130, 472.135, 472.140, 472.145, 472.150, 472.155, 472.160, 472.165, 472.170, 472.175, 472.180, 472.185, 472.190, 472.195, 472.200, 472.205, 472.210, 472.215, 472.220, 472.225, 472.230, 472.235, 472.240, 472.245, 472.250, 472.255, 472.260, 472.265, 472.270, 472.275, 472.280, 472.285, 472.290, 472.295, 472.300, 472.305, 472.310, 472.315, 472.320, 472.325, 472.330, 472.335, 472.340, 472.345, 472.350, 472.355, 472.360, 472.365, 472.370, 472.375, 472.380, 472.385, 472.390, 472.395, 472.400, 472.405, 472.410, 472.415, 472.420, 472.425, 472.430, 472.435, 472.440, 472.445, 472.450, 472.455, 472.460, 472.465, 472.470, 472.475, 472.480, 472.485, 472.490, 472.495, 472.500, 472.505, 472.510, 472.515, 472.520, 472.525, 472.530, 472.535, 472.540, 472.545, 472.550, 472.555, 472.560, 472.565, 472.570, 472.575, 472.580, 472.585, 472.590, 472.595, 472.600, 472.605, 472.610, 472.615, 472.620, 472.625, 472.630, 472.635, 472.640, 472.645, 472.650, 472.655, 472.660, 472.665, 472.670, 472.675, 472.680, 472.685, 472.690, 472.695, 472.700, 472.705, 472.710, 472.715, 472.720, 472.725, 472.730, 472.735, 472.740, 472.745, 472.750, 472.755, 472.760, 472.765, 472.770, 472.775, 472.780, 472.785, 472.790, 472.795, 472.800, 472.805, 472.810, 472.815, 472.820, 472.825, 472.830, 472.835, 472.840, 472.845, 472.850, 472.855, 472.860, 472.865, 472.870, 472.875, 472.880, 472.885, 472.890, 472.895, 472.900, 472.905, 472.910, 472.915, 472.920, 472.925, 472.930, 472.935, 472.940, 472.945, 472.950, 472.955, 472.960, 472.965, 472.970, 472.975, 472.980, 472.985, 472.990, 472.995, 473.000.

