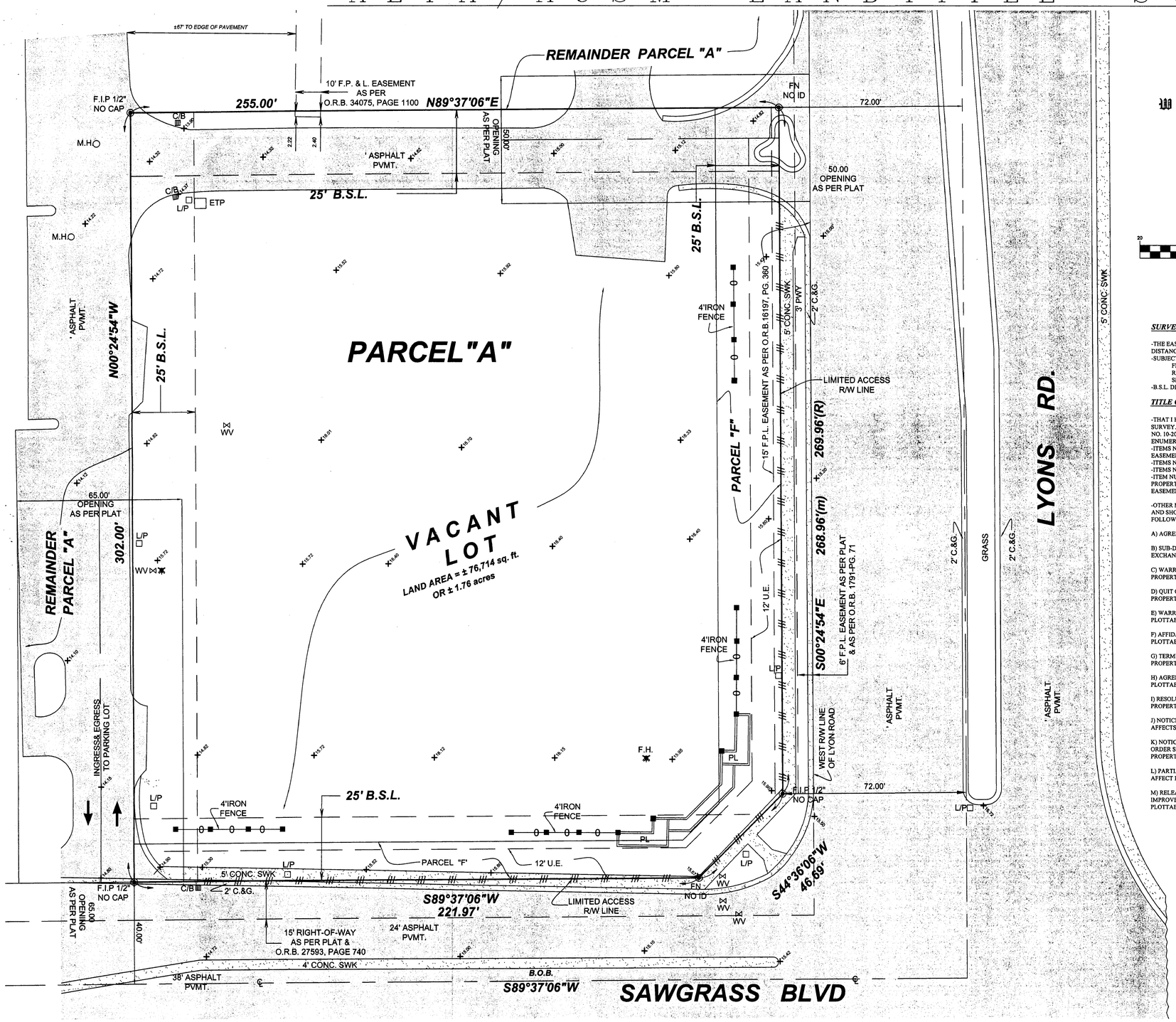
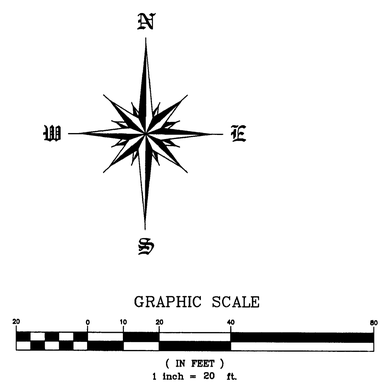
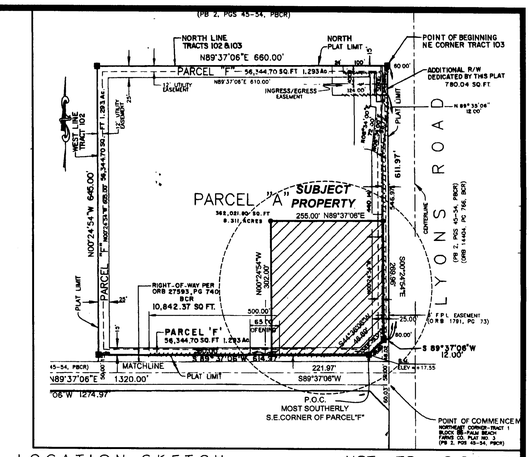
A L T A / A C S M L A N D T I T L E S U R V E Y







LOCATION SKETCH NOT TO SCALE

SURVEYOR'S NOTE:

-THE EAST LINE OF THE SUBJECT PROPERTY MEASURES 268.96' 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.

-OTHER MATTERS NOT SHOWN ON SHEDULE B-II , PROVIDED TO LAND SURVEYOR AND SHOWN THERETO AS PER OFFICIAL RECORD BOOK AND PAGE, SHOWN AS FOLLOWS:

A) AGREEMENT - AS PER O.R.B.11810, PAGE 704; DOES NOT AFFECT PROPERTY.

B) SUB-DECLARATION OF COVENANTS AND RESTRICTIONS OF SAWGRASS EXCHANGE - AS PER O.R.B.31182, PAGE 0001; DOES NOT AFFECT PROPERTY.

C) WARRANTY DEED - AS PER O.R.B.31182, PAGE 0009; DOES NOT AFFECT PROPERTY.

D) QUIT CLAIM DEED - AS PER O.R.B.26152, PAGE 0269; DOES NOT AFFECT PROPERTY.

E) WARRANTY DEED - AS PER O.R.B.30743, PAGE 0509; AFFECTS PROPERTY, NOT PLOTTABLE, BLANKET EASEMENT.

F) AFFIDAVIT - AS PER O.R.B.25672, PAGE 0077; AFFECTS PROPERTY, NOT PLOTTABLE, BLANKET EASEMENT.

G) TERMINATION OF ROAD AGREEMENT - AS PER O.R.B.36709, PAGE 1979; AFFECTS PROPERTY, NOT PLOTTABLE, BLANKET EASEMENT.

H) AGREEMENT - AS PER O.R.B.28226, PAGE 0656; AFFECTS PROPERTY, NOT PLOTTABLE, BLANKET EASEMENT.

I) RESOLUTION 1998-850 - AS PER O.R.B.28837, PAGE 1194; DOES NOT AFFECT PROPERTY.

J) NOTICE OF ADPTION OF DEVELOPMENT ORDER - AS PER O.R.B.15035, PAGE 0770; AFFECTS PROPERTY, NOT PLOTTABLE, BLANKET EASEMENT.

K) NOTIC OF ADOPTION OF MODIFICATION TO AN ADOPTED DEVELOPMENT ORDER SAWGRASS EXCHANGE PROJECT - AS PER O.R.B.21673, PAGE 0977; AFFECTS PROPERTY, NOT PLOTTABLE, BLANKET EASEMENT.

L) PARTIAL RELEASE OF MORTGAGE - AS PER O.R.B. 31371, PAGE 0146; DOES NOT AFFECT PROPERTY.

M) RELEASE OF LIEN IN AGREEMENT FOR INSTALLATIONOF REQUIRED IMPROVEMENTS - AS PER O.R.B.30892, PAGE 1015; 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 165, 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 255.00 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
Buckinghem, 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 subjects property which can be graphically illustrated, as set forth in Schedule B-II of Attorneys' 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 unto the subject property. b) West side of the subject property asphalt paving encroaching unto the subject property. c) East side and South side of the subject property decorative wall and iron fence 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 egrass.

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 area 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 surveyor's seal.

BY: _____ 01/11/2005
JOHN IBARRA (DATE OF FIELD WORK)
PROFESSIONAL LAND SURVEYOR NO. 5204
STATE OF FLORIDA

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

REVISED ON: _____

REVISED ON: _____

5582 N.W. 7th STREET SUITE 202
MIAMI, FLORIDA 33126
TELEPHONE: (305) 220-3171
FAX (305): 264-0229

DRAWN BY: F R A N K

Nova Surveyors Inc.
LAND SURVEYORS

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

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

LEGAL NOTES TO ACCOMPANY SKETCH OF SURVEY(SURVEY):
EXAMINATIONS OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THE PROPERTY. THIS SURVEY IS SUBJECT TO DEDICATIONS, LIMITATIONS, RESTRICTIONS, RESERVATIONS OR EASEMENTS OF RECORD. LEGAL DESCRIPTION PROVIDED BY CLIENT OR ATTORNEY TITLE OPINION.
BOUNDARY SURVEY MEANS A DRAWING AND/ OR A GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD, COULD BE DRAWN AT A SHOWN SCALE AND OR NOT TO SCALE. EASEMENTS AS SHOWN FOR PLAT BOOK, UNLESS OTHERWISE SHOWN.
THE TERM "ENCROACHMENT" MEANS VISIBLE ON AND ABOVE GROUND ENCROACHMENT.
ARCHITECTS SHALL VERIFY ZONING REGULATIONS, RESTRICTIONS AND SETBACKS AND THEY WILL BE RESPONSIBLE OF SUBMITTING PLOT PLANS WITH THE CORRECT INFORMATION FOR THEIR APPROVAL FOR AUTHORIZATION TO AUTHORITIES IN A NEW CONSTRUCTIONS, UNLESS OTHERWISE NOTED, THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTING AND/OR FOUNDATIONS, ROOF OVERHANG IS NOT DETERMINED.
THIS SURVEY OR SURVEY, HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON, THE CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PARTY(S).

ABBREVIATION AND MEANING

A= ARC
A/C= AIR CONDITIONER PAD.
A.E.= ANCHOR EASEMENT.
ALUM.= ALUMINUM ROOF.
A/W= ALUMINUM SHED.
ASPH.= ASPHALT.
B.C.= BLOCK CORNER.
BLDG.= BUILDING.
B.M.= BENCH MARK.
B.O.B.= BASIS OF BEARINGS.
C= CALCULATED
C.B.= CATCH BASIN.
C.B.S.= CONCRETE BLOCK STRUCTURE
CB= CONCRETE BLOCK WALL.
CH= CHORD.
CH.B.= CHORD BEARING.
C.L.= CLEAR.
C.L.F.= CHAIN LINK FENCE.
C.M.E.= CANAL MAINTENANCE EASEMENTS.
CONC.= CONCRETE.
C.P.= CONC. PORCH.
C.S.= CONCRETE SLAB.
D.E.= DRAINAGE EASEMENT.
D.M.E.= DRAINAGE MAINTENANCE EASEMENTS
DRIVE= DRIVEWAY
d = DEGREES.
E= EAST.
E.T.P.= ELECTRIC TRANSFORMER PAD.
ELEV.= ELEVATION.
ENCR.= ENCROACHMENT.
F.H.= FIRE HYDRANT.
F.I.P.= FOUND IRON PIPE.
F.I.R.= FOUND IRON ROD.
F.F.E.= FINISHED FLOOR ELEVATION.
F.N.D.= FOUND NAIL & DISK .
FR= FRAME.
FT= FEET.
PROP. COR.= PROPERTY CORNER
FNI= FEDERAL NATIONAL INSURANCE
F.N.= FOUND NAIL.
H.= HIGH (HEIGHT)
IN. & EG.= INGRESS AND EGRESS EASEMENT.
L.P= LIGHT POLE.
L.F.E.= LOWEST FLOOR ELEVATION.
L.M.E.= LAKE MAINTENANCE EASEMENT.
L= ARC.
M= MEASURED DISTANCE.
MON.= MONUMENT LINE.
M/H= MANHOLE.
M/N= MONUMENT LINE.
N.A.P.= NOT A PART OF.
NGVD= NATIONAL GEODETIC VERTICAL DATUM.
N.= NORTH.
N.T.S.= NOT TO SCALE.
#=NO.= NUMBER.
O/S= OFFSET.
O.H.= OVERHEAD BO04
O.H.L.= OVERHEAD UTILITY LINES
P.O.B.= POINT OF BEGINNING.
PVMT.= PAVEMENT.
PL.= PLANTER.
P.L.= PROPERTY LINE.
P.C.C.= POINT OF COMPOUND CURVE.
P.T.= POINT OF TANGENCY.
P.C.= POINT OF CURVE.
POC.= POINT OF COMMENCEMENT.
POB.= POINT OF BEGINNING.
P.R.C.= POINT OF REVERSE CURVE.
P.B.= PLAT BOOK.
PG.= PAGE.
PWY= PARKWAY.
PRM= PERMANENT REFERENCE MONUMENT.
P.L.S.= PROFESSIONAL LAND SURVEYOR.
R= RECORDED DISTANCE.
R.= RADIUS ROAD.
R/W= RIGHT-OF-WAY.
R/W= RIGHT-OF-WAY.
RAD.= RADIUS OF RADIAL.
R.P.= RADIUS POINT.
RGE.= RANGE.
SEC.= SECTION.
STY.= STORY.
S/W= SIDEWALK.
S.I.P.= SET IRON PIPE L.B. #8044.
S.= SOUTH.
"= SECONDS
T= TANGENT.
TWP.=TOWNSHIP.
UTIL.= UTILITY.
U.P.= UTILITY POLE.
W.M.= WATER METER.
W.F.= WOOD FENCE.
W.S.= WOOD SHED.
W= WEST.
Δ = CENTRAL ANGLE.
℄ = CENTER LINE.
∠ = ANGLE.

= TRAFFIC FLOW.
= DRAINAGE MH

= WOOD FENCE.
= CHAIN LINK FENCE
= C.B.S. WALL (C.B.W.)
x0.00 = EXISTING ELEVATIONS.
0.00 = PROSED ELEVATIONS.

SURVEYORS'S NOTES:
1). IF SHOWN, BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN, 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 BM# 2520 ELEV. 18.00 FEET OF N.G.V.D. OF 1929.

3). THIS IS A SPECIFIC PURPOSE SURVEY.

4). THE CLOSURE IN THE BOUNDARY SURVEY IS ABOVE 1:7500 FT. I HEREBY CERTIFY: THAT THIS "BOUNDARY SURVEY" OF THE PROPERTY DESCRIBED HEREON, AS RECENTLY SURVEYED AND DRAWN UNDER MY SUPERVISION, COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 472.027, FLORIDA STATUTES.

SEAL