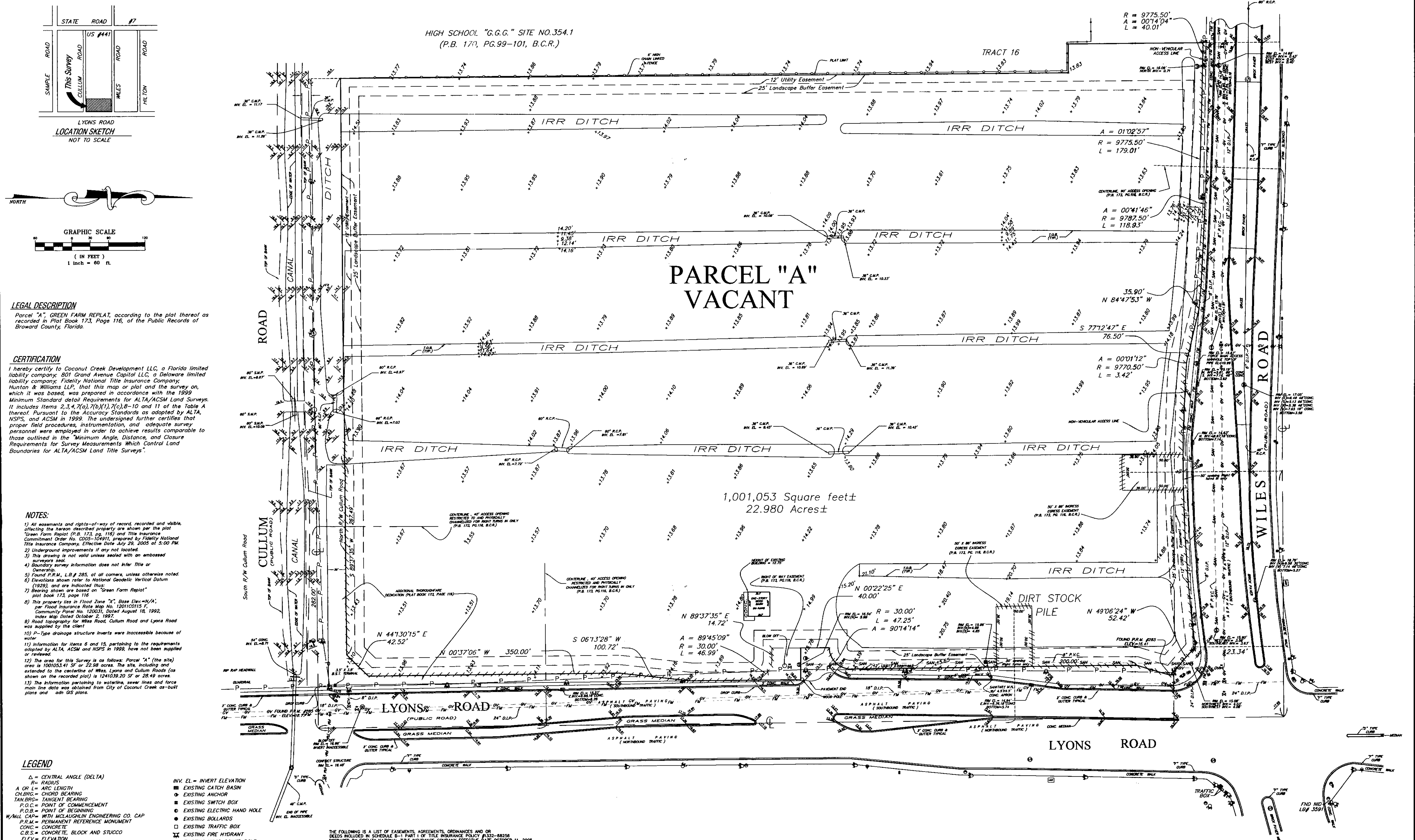




LEGAL DESCRIPTION

Parcel "A", GREEN FARM REPLAT, according to the plat thereof as recorded in Plat Book 173, Page 116, of the Public Records of Broward County, Florida.

CERTIFICATION

I hereby certify to Coconut Creek Development LLC, a Florida limited liability company, 801 Grand Avenue Capital LLC, a Delaware limited liability company, Fidelity National Title Insurance Company, Hunton & Williams LLP, that this map or plat and the survey on which it was based, was prepared in accordance with the 1999 Minimum Standard detail Requirements for ALTA/ACSM Land Surveys. It includes Items 2, 3, 4, 7(a), 7(b)(1), 7(c), 8-10 and 11 of the Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA, NSPS, and ACSM in 1999. The undersigned further certifies that proper field procedures, instrumentation, and adequate survey personnel were employed in order to achieve results comparable to those outlined in the "Minimum Angle, Distance, and Closure Requirements for Survey Measurements Which Control Land Boundaries for ALTA/ACSM Land Title Surveys".

NOTES:

- 1) All easements and rights-of-way of record, recorded and visible, affecting the herein described property are shown per the plat "Green Farm Replat" (P.B. 173, PG. 116) and Title Insurance Commitment Order No. C005-104911, prepared by Fidelity National Title Insurance Company, Effective Date July 28, 2005 at 5:00 PM.
- 2) Undergound improvements if any not located.
- 3) This drawing is not valid unless sealed with an embossed surveyor's seal.
- 4) Boundary survey information does not enter Title or Ownership.
- 5) Found P.M.M., L.B.# 285, at all corners, unless otherwise noted. Elevations shown refer to National Geodetic Vertical Datum (1929), and are indicated thus: Δ .
- 6) Elevation shown are based on "Green Farm Replat" plat book 173, page 116.
- 7) This property lies in Flood Zone "X", Base Elevation "A", per Flood Insurance Rate Map No. 120100115 F, Community Panel No. 120031, Dated August 18, 1992, under Map Dated October 2, 1992.
- 8) Road topography for Wiles Road, Cullum Road and Lyons Road was supplied by the client.
- 9) P-Type drainage structure inverts were inaccessible because of water.
- 10) Information for Items 6 and 15, pertaining to the requirements adopted by ALTA, ACSM and NSPS in 1999, have not been supplied or reviewed.
- 11) The area for this Survey is as follows: Parcel "A" (the site) area is 1,001,053.41 SF or 22.98 acres. The site, including and extended to the centerline of Wiles, Lyons and Cullum Roads (as shown on the recorded plat) is 1,241,039.20 SF or 28.49 acres.
- 12) The information pertaining to waterline, sewer lines and force main line data was obtained from City of Coconut Creek as-built plans and add GIS plans.

LEGEND

- Δ = CENTRAL ANGLE (DELTA)
R = RADIUS
A or L = ARC LENGTH
CHBRC = CHORD BEARING
TAN/BCH = TANGENT BEARING
P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
W/MCL CAP = WITH MCLAUGHLIN ENGINEERING CO. CAP
P.R.M. = PERMANENT REFERENCE MONUMENT
CONC. = CONCRETE
C.B.S. = CONCRETE BLOCK AND STUCCO
ELEV. = ELEVATION
O/S = OFFSET
A/C = AIR CONDITIONING
C/L = CENTERLINE OF RIGHT-OF-WAY
F.P.L. = FLOOD POWER AND LIGHT CO.
S.B.T. = SOUTHERN BELL TELEPHONE
B.C.R. = BROWARD COUNTY RECORDS
D.C.R. = DADE COUNTY RECORDS
O.R. = OFFICIAL RECORDS BOOK
P.C. = PLAT
R/W = RIGHT-OF-WAY
R.C.P. = REINFORCED CONCRETE PIPE
C.M.P. = CORRUGATED METAL PIPE
P = OVERHEAD UTILITY LINES
B.O.S. = BOTTOM OF STRUCTURE
S.M.P. = SMOOTH METAL PIPE
B.S.T. = BELL SOUTH TELEPHONE
- INV. EL. = INVERT ELEVATION
■ EXISTING CATCH BASIN
■ EXISTING ANCHOR
■ EXISTING SWITCH BOX
■ EXISTING ELECTRIC HAND HOLE
■ EXISTING BOLLARDS
■ EXISTING TRAFFIC BOX
■ EXISTING FIRE HYDRANT
■ EXISTING WOOD POWER POLE
■ EXISTING SANITARY MAN HOLE
■ EXISTING IRRIGATION CONTROL VALVE
■ EXISTING STORM MANHOLE
■ EXISTING WATER METER
■ EXISTING ELECTRIC METER
■ EXISTING CONCRETE WALK POST
■ EXISTING CONCRETE POWER POLE
■ EXISTING FORCE MAIN VALVE
■ EXISTING ELECTRIC VALVE
■ EXISTING WATER VALVE
■ EXISTING PEDESTRIAN CROSSING SIGN
■ EXISTING SPEED LIMIT SIGN

THE FOLLOWING IS A LIST OF EASEMENTS, AGREEMENTS, ORDINANCES AND OR DEEDS INCLUDED IN SCHEDULE B-1 PART I OF TITLE INSURANCE POLICY #1332-88258 PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, EFFECTIVE DATE OCTOBER 11, 2005

2. Conditions and Easements as set forth on the plat of Green Farm Plat as recorded in Plat Book 173, Page 116, Public Records of Broward County, Florida (P.L.O.T.TED HEREON).
3. Ordinance 107-83 of the City of Coconut Creek annexing subject property, as recorded in Official Records Book 10761, Page 876, Public Records of Broward County (BLANKET IN NATURE - NOT PLOTTED HEREON).
4. Ordinance 110-97 of the City of Coconut Creek establishing a special assessment for Wiles Road Special Improvement District (for water and sewer) as recorded in Official Records Book 28245, Page 242, Resolution No. 2001-143 recorded December 14, 2001 in Official Records Book 32488, Page 355, Public Records of Broward County, Florida (BLANKET IN NATURE - NOT PLOTTED HEREON).
5. Ordinance 2002-81 regarding Waterline, recorded November 21, 2002 in Official Records Book 34145, Page 1891, Public Records of Broward County, Florida (UNLOCATABLE, NOT PLOTTED HEREON).
6. Agreement by and between Broward County, The City of Coconut Creek, Nicholas and Shirley Alexander, Charles and Lucette Cooper, William and Delores Bradford, Fred and Lee Flare, Robert M. Green, Trustee and Nancy E. Beach, Trustee, 891 Green Corporation, Earl and Linda Harris, McGowan Enterprises, Donald H. Norman and Fred and Terry Spear relating to extension of C.M.P. from U.S. 441 to Lyons Road recorded July 27, 1983 in Official Records Book 20912, Page 538, Public Records of Broward County, Florida (BLANKET IN NATURE - NOT PLOTTED HEREON).
7. Ordinance No. 85-84, regarding land use plan, recorded January 28, 1986 in Official Records Book 13142, Page 506, Public Records of Broward County, Florida (UNLOCATABLE, NOT PLOTTED HEREON).
8. Agreement by and between Broward County, The City of Coconut Creek, Harvey J. Breeding, as Trustee of Breeding Trust No. 1, RM Green Corporation, and Robert M. Green and Nancy E. Beach, as Trustees of the Green Land Trust recorded October 15, 1987 in Official Records Book 27136, Page 982, Public Records of Broward County, Florida (BLANKET IN NATURE - NOT PLOTTED HEREON).
9. Resolution 1988-450, regarding Water Management, recorded September 14, 1987 in Official Records Book 28837, Page 1184, Public Records of Broward County, Florida (BLANKET IN NATURE - NOT PLOTTED HEREON).
10. Agreement by and between Broward County, The City of Coconut Creek, Green Land Trust and the Virgil D. Green Revocable Living Trust, regarding Traffic Signalization Agreement by and between Broward County and Robert M. Green and Nancy E. Beach, as Trustees of the Green Land Trust recorded March 3, 2004 in Official Records Book 36998, Page 359, Public Records of Broward County, Florida (BLANKET IN NATURE - NOT PLOTTED HEREON).
11. Road Impact Agreement by and between Broward County, and Robert M. Green and Nancy E. Beach, as Trustees of the Green Land Trust and Virgil D. Green Revocable Living Trust Agreement recorded February 18, 1998 in Official Records Book 27225, Page 732, Road Impact Agreement by and between Broward County and Robert M. Green and Nancy E. Beach, as Trustees of the Green Land Trust recorded March 3, 2004 in Official Records Book 36998, Page 320, Public Records of Broward County, Florida (BLANKET IN NATURE - NOT PLOTTED HEREON).

ALTA/ACSM LAND TITLE SURVEY
FOR: COCONUT CREEK DEVELOPMENT, LLC

REVISIONS	DATE	BY	CKD	FB/PG
REVISE CURB AND PIPES	03/07/06	MSD	DMG	N/A
ADD ADDITIONAL TOPO, LOCATION AND NOTE	2/09/06	EC	SN	N/A
UPDATE SURVEY TO REFLECT TITLE POLICY	1/16/06	SN	DMG	N/A
ADD DRAINAGE ASBULTS/ REVISE SEWER AND DRAINAGE	12/02/05	ER	SN	N/A
REVISE CERTIFICATION AND NOTES	9/09/05	SN	DMG	N/A
REVISE SURVEY	8/22/05	SN	DMG	N/A

PARCEL "A" GREEN FARM REPLAT
(P.B. 173, PG. 116 & 117, B.C.R.)

DAVID & GERCHAR, INC.
10750 Wiles Road
Coral Springs, Florida 33076
(954) 340-4025 Fax: (954) 255-0735

SCALE: 1" = 60'	JOB NO: 05-272
FB/PG: N/A	CAD. FILE: F:\LANGEN\05-272B
DRAWN BY: EC	DATE: 8/09/05
CKD. BY: TD	PROB. FILE: LANGEN