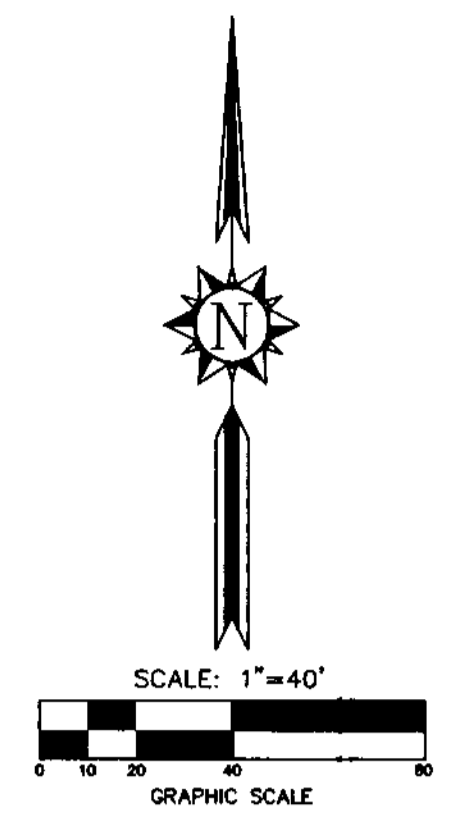
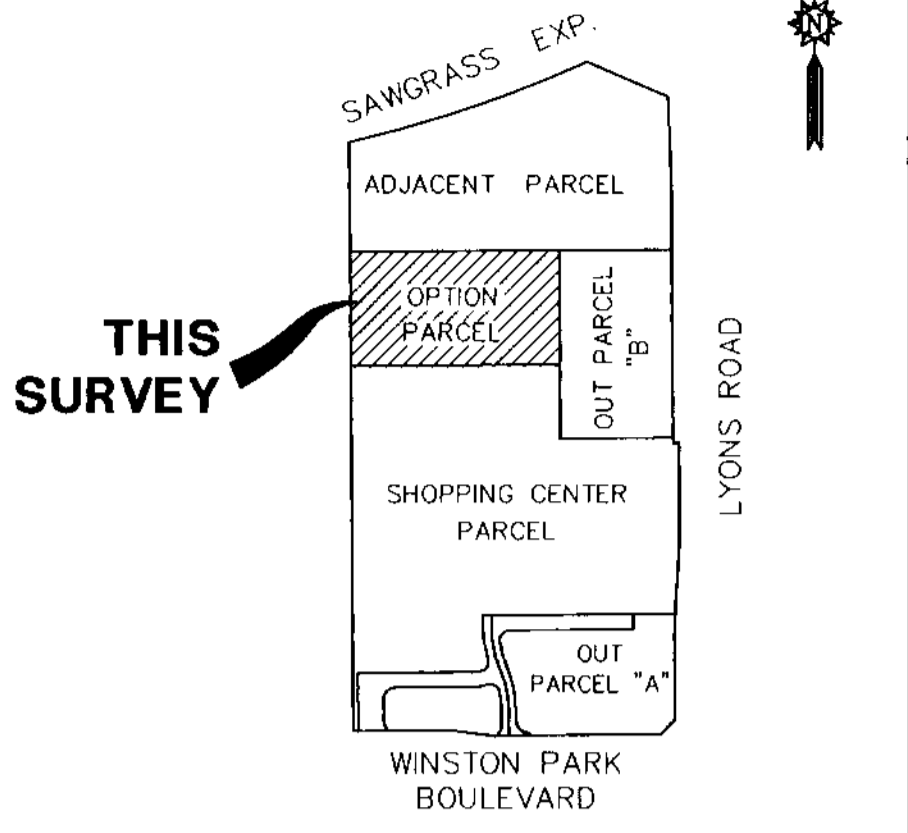


ALTA/ACSM LAND TITLE SURVEY



LEGAL DESCRIPTION:

A PARCEL OF LAND BEING A PORTION OF TRACT "J", WINSTON PARK SECTION ONE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 131, PAGE 23, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID TRACT "J";

THENCE S.00°24'54"E, ALONG THE WEST LINE OF SAID TRACT "J", A DISTANCE OF 233.56 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUE S.00°24'54"E, A DISTANCE OF 241.50 FEET;

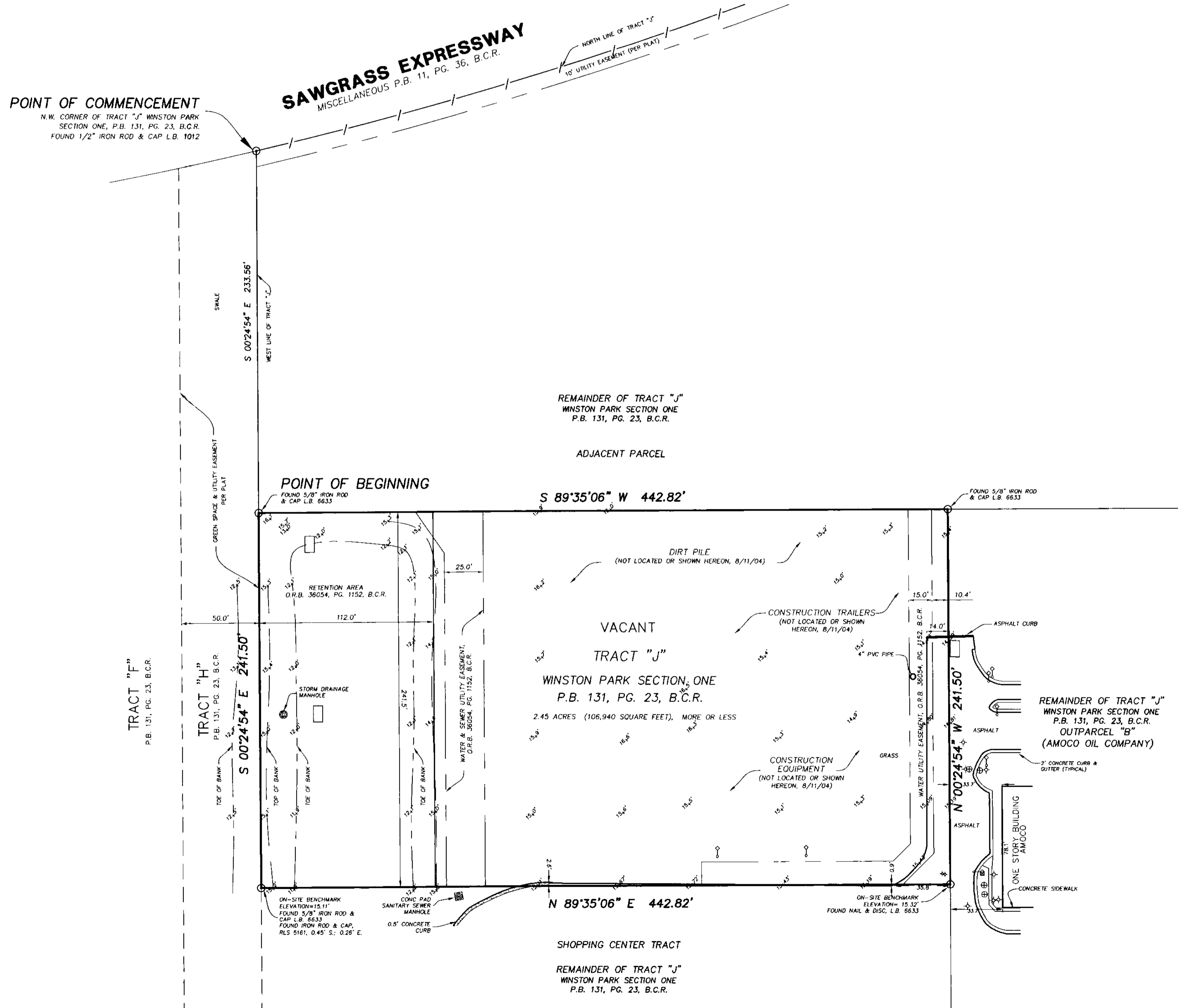
THENCE N.89°35'06"E, A DISTANCE OF 442.82 FEET;

THENCE N.00°24'54"W, A DISTANCE OF 241.50 FEET;

THENCE S.89°35'06"W, A DISTANCE OF 442.82 FEET TO THE POINT OF BEGINNING;

SAID LAND SITUATE WITHIN THE CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA.

- LEGEND:**
- WOOD POWER POLE
 - CONCRETE POWER POLE
 - FLORIDA POWER & LIGHT
 - CENTERLINE
 - OVERHEAD WIRES
 - CHAIN LINK FENCE
 - ANCHOR
 - BREAK IN LINE SCALE
 - PLAT BOOK
 - PAGE
 - BROWARD COUNTY RECORDS
 - PALM BEACH COUNTY RECORDS
 - NON-VEHICULAR ACCESS LINE
 - LICENSED BUSINESS
 - CONCRETE
 - CATCH BASIN
 - WATER VALVE
 - CONTROL VALVE
 - FIBER OPTIC CABLE MARKER
 - GAS MANHOLE
 - SEWER MANHOLE
 - CLEAN OUT
 - SIGN
 - ELECTRIC WIRE BOX



SITE RESTRICTIONS:

ZONE B-3 COMMUNITY SHOPPING DISTRICT
THE CITY OF COCONUT CREEK REQUIREMENTS FOR THIS SITE ARE BASED ON THE CITY OF COCONUT CREEK LAND DEVELOPMENT CODE AND ARE AS FOLLOWS:

SECTION 13-344 (c) DEVELOPMENT REGULATIONS FOR THE B-3 COMMUNITY SHOPPING DISTRICT ARE AS FOLLOWS:

- (1) MAXIMUM BUILDING HEIGHT: THIRTY-SIX (36) FEET OR THREE (3) STORES. HOTELS MAY BE SEVENTY-TWO (72) FEET, OR SIX (6) STORES, PROVIDED THE BUILDING SETBACK IS INCREASED IN ADDITION TO THE APPLICABLE MINIMUM FRONT, REAR, OR SIDE YARD REQUIRED SETBACK AT A DISTANCE EQUAL TO THE HEIGHT OF THE PROPOSED HOTEL.
- (2) MAXIMUM FLOOR AREA RATIO: FIVE-TENTHS (0.5) SQUARE FOOT FLOOR AREA TO ONE (1) SQUARE FOOT NET SITE AREA.
- (3) MAXIMUM BUILDING COVERAGE: THIRTY-FIVE (35) PERCENT OF TOTAL LOT AREA.
- (4) MAXIMUM ZONING LOT AREA: TWENTY-FIVE (25) ACRES.
- (5) MINIMUM ZONING LOT AREA: FIVE (5) ACRES.
- (6) MINIMUM ZONING LOT WIDTH: THREE HUNDRED TWENTY-FIVE (325) FEET.
- (7) MINIMUM ZONING LOT DEPTH: FOUR HUNDRED SEVENTY-FIVE (475) FEET.
- (8) MINIMUM FRONT SETBACK: TWENTY-FIVE (25) FEET.
- (9) MINIMUM SIDE SETBACK: TWENTY (20) FEET.
- (10) MINIMUM REAR SETBACK: TWENTY-FIVE (25) FEET.
- (11) MINIMUM DISTANCE BETWEEN BUILDINGS ON SAME ZONING LOT: EIGHT (8) FEET PLUS ONE (1) FOOT FOR EACH ONE (1) FOOT OF HEIGHT OVER TEN (10) FEET.

THIS INFORMATION IS SUBJECT TO THE REVIEWER'S INTERPRETATION.
THE ABOVE STATEMENT IS NOT AN INDICATION OF THE PROPER SETBACKS FOR THIS SITE BY STONER AND ASSOCIATES, INC. FOR MORE INFORMATION ABOUT SETBACKS AND ZONING FOR THIS SITE CONTACT THE CITY OF COCONUT CREEK, FLORIDA AT (954) 973-6756.

PARKING SPACES:
NONE

TITLE COMMITMENT NOTES:

THE PROPERTY SHOWN HEREON WAS NOT ABSTRACTED FOR OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS OF RECORD BY STONER & ASSOCIATES, INC. THE EASEMENTS AND OTHER MATTERS OF RECORD SHOWN HEREON ARE BASED ON ATTORNEY'S TITLE INSURANCE FUND, INC., TITLE COMMITMENT SCHEDULE B-SECTION 2, NO. CF-711863, EFFECTIVE DATE: MAY 20, 2004 AT 11:00 P.M. THE LEGAL DESCRIPTION REFLECTED ON THIS SURVEY IS BASED ON THE LEGAL DESCRIPTION REFLECTED IN THE ATTORNEY'S TITLE INSURANCE FUND, INC., TITLE COMMITMENT SCHEDULE B-SECTION 2, NO. CF-711863, EFFECTIVE DATE: MAY 20, 2004 AT 11:00 P.M.

ITEMS 1 THRU 5 NOT A MATTER OF SURVEY.

ITEM 6. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE RESTRICTIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS CONTAINED ON THE PLAT OF PALM BEACH FARMS CO. PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 5-54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

ITEM 7. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE RESTRICTIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS CONTAINED ON THE PLAT OF WINSTON PARK SECTION ONE, AS RECORDED IN PLAT BOOK 131, PAGE 23, AS AMENDED BY OFFICIAL RECORDS BOOK 17294, PAGE 702, BOTH OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. THE EASEMENTS CONTAINED IN SAID PLAT HAVE BEEN PLOTTED AND ARE GRAPHICALLY SHOWN HEREON (IF APPLICABLE).

ITEM 8. THE PROPERTY SHOWN HEREON IS NOT SUBJECT TO THE COVENANTS, CONDITIONS AND RESTRICTIONS FOR WINSTON PARK RECORDED NOVEMBER 20, 1987 IN OFFICIAL RECORDS BOOK 14974, PAGE 286, AS AFFECTED BY THE FOLLOWING OFFICIAL RECORDS BOOK: 16096-185; 18518-280; 17045-933; 18461-420; 25908-73; 36054-1188 AND 36054-1176, ALL OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. THIS INSTRUMENT IS NOT SPECIFICALLY PLOTTABLE AND IS NOT GRAPHICALLY SHOWN HEREON.

ITEM 9. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED JANUARY 14, 1997 IN OFFICIAL RECORDS BOOK 27524, PAGE 77, AS AMENDED IN OFFICIAL RECORDS BOOK 27524, PAGE 871, BOTH OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. THESE INSTRUMENTS ARE NOT PARTICULARLY PLOTTABLE AND ARE NOT GRAPHICALLY SHOWN HEREON.

ITEM 10. THE PROPERTY SHOWN HEREON IS SUBJECT TO AN EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 36054, PAGE 1152 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. THE EASEMENTS DESCRIBED IN SAID AGREEMENT HAVE BEEN PLOTTED AND ARE GRAPHICALLY SHOWN HEREON.

ITEM 11. THE PROPERTY SHOWN HEREON IS NOT SUBJECT TO AN EASEMENT FOR LAKE RETENTION RECORDED IN OFFICIAL RECORDS BOOK 17841, PAGE 748 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. THE EASEMENT SHOWN ON THIS INSTRUMENT HAS NOT BEEN PLOTTED AND IS NOT GRAPHICALLY SHOWN HEREON.

ITEM 12. THE PROPERTY SHOWN HEREON IS SUBJECT TO A MEMORANDUM OF OPTION AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 22789, PAGE 310 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. THIS INSTRUMENT IS NOT SPECIFICALLY PLOTTABLE AND IS NOT GRAPHICALLY SHOWN HEREON.

ITEM 13. THE PROPERTY SHOWN HEREON IS SUBJECT TO A DECLARATION OF COVENANTS RECORDED IN OFFICIAL RECORDS BOOK 12221, PAGE 478 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. THIS INSTRUMENT IS NOT SPECIFICALLY PLOTTABLE AND IS NOT GRAPHICALLY SHOWN HEREON.

SURVEY NOTES:

1. THIS SURVEY REPRESENTS AN ALTA/ACSM LAND TITLE SURVEY AND A BOUNDARY SURVEY AS DEFINED BY MINIMUM TECHNICAL STANDARDS FOR SURVEYING AND MAPPING, CHAPTER 61017-8, FLORIDA ADMINISTRATIVE CODES. THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. THE BEARINGS SHOWN HEREON REFER TO S.00°24'54"E, ALONG THE WEST LINE OF TRACT "J", WINSTON PARK SECTION ONE, AS RECORDED IN PLAT BOOK 131, PAGE 23, BROWARD COUNTY RECORDS.
3. THE PROPERTY SHOWN HEREON IS LOCATED WITHIN FLOOD ZONE X, AS SHOWN ON FLOOD INSURANCE RATE MAP NUMBER 120110105 F, COMMUNITY PANEL NUMBER 120031 0105 F, EFFECTIVE AUGUST 18, 1992. THIS INFORMATION SHOULD BE CONFIRMED FOR ACCURACY BY THE DESIGN PROFESSIONAL PREPARING PLANS OF THIS SITE.
4. THE PROPERTY CONTAINS 2.45 ACRES (108,940 SQUARE FEET), MORE OR LESS.
5. THE SYMBOLS REFLECTED IN THE LEGEND AND ON THIS SURVEY MAY HAVE BEEN ENLARGED FOR CLARITY. THE SYMBOLS HAVE BEEN PLOTTED AT THE CENTER OF THE FIELD LOCATION AND MAY NOT REPRESENT THE ACTUAL SHAPE OR SIZE OF THE FEATURE.
6. THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
7. THE SYMBOLS REFLECTED IN THE LEGEND AND ON THIS SURVEY MAY HAVE BEEN ENLARGED FOR CLARITY. THE SYMBOLS HAVE BEEN PLOTTED AT THE CENTER OF THE FIELD LOCATION AND MAY NOT REPRESENT THE ACTUAL SHAPE OR SIZE OF THE FEATURE.
8. THE INFORMATION DEPICTED ON THIS SURVEY REPRESENTS THE RESULTS OF A FIELD SURVEY ON THE DATE INDICATED AND CAN ONLY BE CONSIDERED AS A REPRESENTATION OF THE GENERAL CONDITIONS EXISTING AT THAT TIME.
9. THE SURVEYOR DID NOT INSPECT THE PROPERTY SHOWN HEREON FOR ENVIRONMENTAL HAZARDS.
10. FENCES AND WALL DIMENSIONS ARE APPROXIMATE. THE SURVEYOR DID NOT DETERMINE OWNERSHIP OF FENCES AND WALLS.
11. TREES AND LANDSCAPING WERE NOT LOCATED AND ARE NOT SHOWN HEREON.
12. THE ELEVATIONS SHOWN HEREON ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929, AS ESTABLISHED FROM BROWARD COUNTY BENCHMARK NO. 2755, ELEVATION=13.348', S.B.C. STAMPED BM #200 AT SOUTHEAST CORNER OF SOUTHERLY CONCRETE SLAB LIFT STATION 807' WEST AND 83'4" SOUTH OF CENTERLINE, INTERSECTION OF LYONS ROAD AND WINSTON PARK BLVD.
13. SUBSURFACE UTILITIES, FOUNDATIONS AND ENCROACHMENTS WERE NOT LOCATED AND ARE NOT SHOWN HEREON. THIS SITE COULD HAVE UNDERGROUND INSTALLATIONS THAT ARE NOT SHOWN HEREON. BEFORE DESIGN, CONSTRUCTION OR EXCAVATION, CONTACT SUNSHINE STATE ONE CALL OF FLORIDA (1-800-432-4770) AND THE APPROPRIATE UTILITY COMPANIES FOR FIELD VERIFICATION OF UTILITIES.
14. THE TRACTS SHOWN HEREON ARE BASED UPON THE PLAT OF WINSTON PARK SECTION ONE, AS RECORDED IN PLAT BOOK 131, AT PAGE 23, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA AND TITLE COMMITMENT PROVIDED BY THE LAW OFFICES OF ADORNO & YOSS, P.A. STONER & ASSOCIATES, INC. DID NOT SEARCH THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA FOR OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS AFFECTING THE PROPERTY BEING SURVEYED. THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
15. THE INFORMATION CONTAINED IN THIS DOCUMENT WAS PREPARED BY STONER & ASSOCIATES, INC. (S&A). S&A HAS TAKEN ALL REASONABLE STEPS TO ENSURE THE ACCURACY OF THIS DOCUMENT. WE CANNOT GUARANTEE THAT ALTERATIONS AND/OR MODIFICATIONS WILL NOT BE MADE BY OTHERS AFTER IT LEAVES OUR POSSESSION. THIS DOCUMENT MUST BE COMPARED TO THE ORIGINAL HARD COPY (WHICH BEARS THE RAISED SURVEYOR'S CERTIFICATION SEAL IF APPLICABLE) TO ENSURE THE ACCURACY OF THE INFORMATION CONTAINED HEREON AND TO FURTHER ENSURE THAT ALTERATIONS AND/OR MODIFICATIONS HAVE NOT BEEN MADE. S&A MAKES NO WARRANTIES, EXPRESS OR IMPLIED, CONCERNING THE ACCURACY OF THE INFORMATION CONTAINED IN THIS OR ANY DOCUMENT TRANSMITTED OR RECEIVED BY COMPUTER OR OTHER ELECTRONIC MEANS. CONTACT S&A DIRECTLY FOR VERIFICATION OF ACCURACY.

SURVEYOR'S REFERENCES:

1. THE PLAT OF WINSTON PARK SECTION ONE, AS RECORDED IN PLAT BOOK 131, AT PAGE 23, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

THIS SURVEY IS CERTIFIED TO:

TRON VENTURES, INC., A FLORIDA CORPORATION; JOSHUA A. MUSS AS TRUSTEE OF THE LAND TRUST AGREEMENT DATED DECEMBER 31, 1984; ATTORNEY'S TITLE INSURANCE FUND, INC.; ADORNO & YOSS, A PROFESSIONAL ASSOCIATION.

SURVEYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS", JOINTLY ESTABLISHED AND ADOPTED BY THE ALTA, ACSM AND NSPS IN 1995, AND INCLUDES ITEMS 1, 2, 4, 6, 7(A), 8, 9, 10, 11(A), 13, 14 AND 16 OF TABLE 1 AND 16 OF TABLE 2 THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, NSPS AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, THE UNDERSIGNED FURTHER CERTIFIES THAT THE POSITIONAL UNCERTAINTIES RESULTING FROM THE SURVEY MEASUREMENTS MADE ON THE SURVEY DO NOT EXCEED THE ALLOWABLE POSITIONAL TOLERANCE.

WALTER DE LA ROCHA
PROFESSIONAL SURVEYOR AND MAPPER NO. 6081
STATE OF FLORIDA

STONER AND ASSOCIATES, INC. L.B. 6633

DATE	8/11/04
BY	JDLR
REVISION	ADD ELEVATIONS.
NO.	1.
TEL (954) 585-0987	
FAX (954) 585-3927	
STONER & ASSOCIATES, Inc.	
SURVEYORS - MAPPERS	
L.B. 6633	
4341 S.W. 62nd AVENUE, DAVIE, FLORIDA 33314	
BOUNDARY SURVEY OF OPTION PARCEL, WINSTON PARK TRACT "J"	
PLAT BOOK 131, PAGE 23, B.C.R.	
CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA	
DATE OF SURVEY	3/26/03
DRAWN	JDLR/HH
CHECKED	JDS
FIELD BOOK	582/2-4
SEAL	
NOT VALID UNLESS SEALED HERE WITH AN EMBOSSED SURVEYOR'S SEAL	
PROJECT	
04-6560	
SHEET NO.	
1 OF 1	