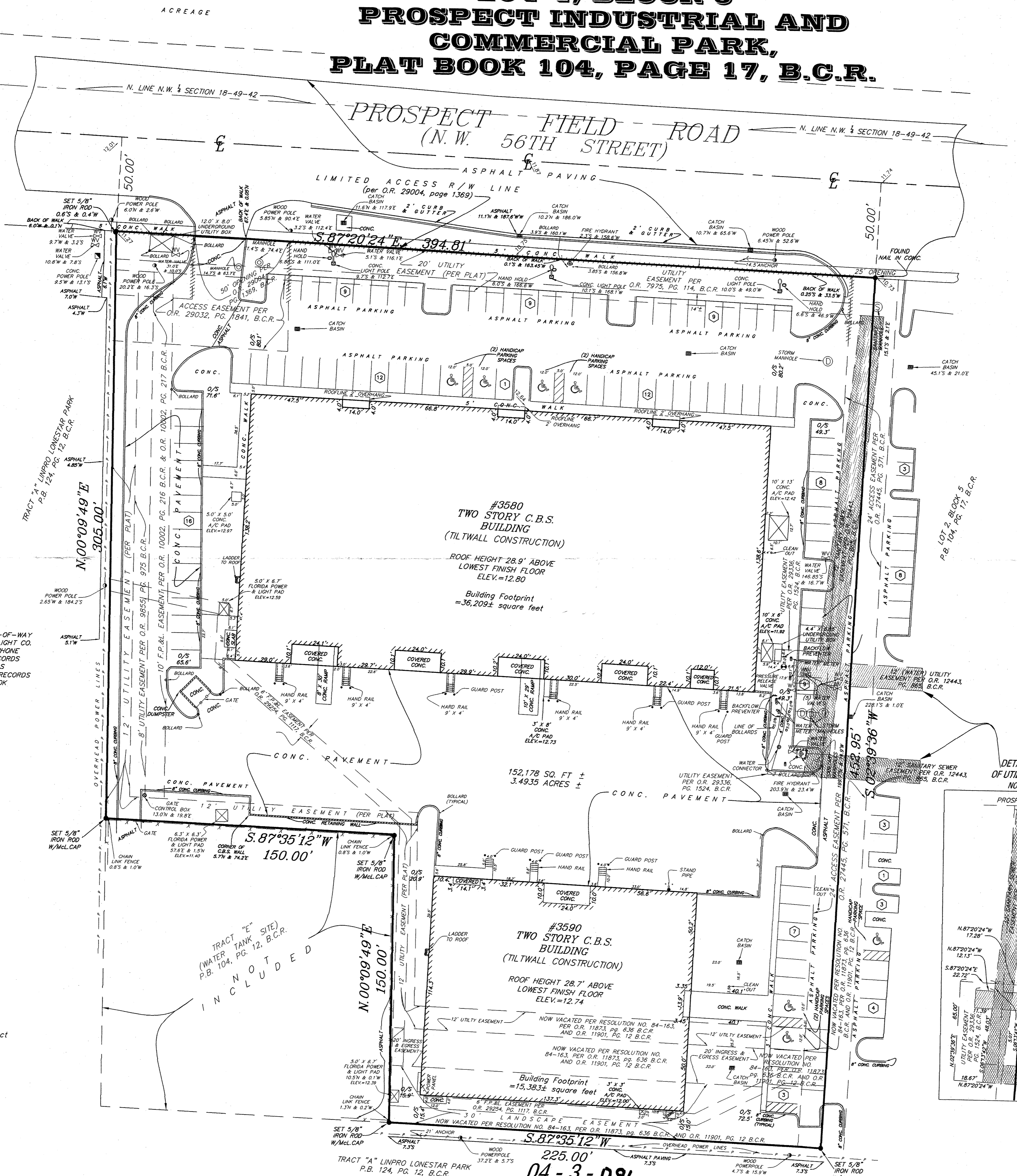
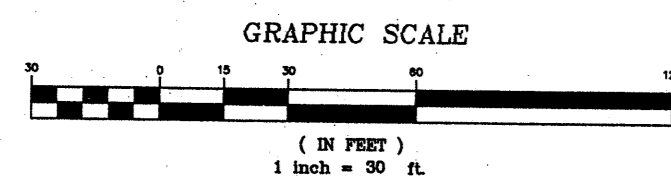




prepared by:
McLAUGHLIN ENGINEERING COMPANY (LB#285)
 400 N.E. 3rd AVENUE FORT LAUDERDALE, FLORIDA
 PHONE: (954) 763-7611
 FAX: (954) 763-7615

ALTA/ACSM LAND TITLE SURVEY

LOT 1, BLOCK 5 PROSPECT INDUSTRIAL AND COMMERCIAL PARK, PLAT BOOK 104, PAGE 17, B.C.R.



SETBACK, HEIGHT RESTRICTIONS (INFORMATION AS PROVIDED BY CLIENT)

ZONING: CC
 Maximum Height: 150 feet
 Maximum Lot Size: NONE
 Maximum Lot Coverage: 70%
 Minimum Setbacks:
 Front Yard: 40 feet
 Corner Yard: 40 feet
 Side Yard: 30 feet (when contiguous with Residential)
 Rear Yard: 15 feet (all others)
 30 feet (when contiguous with Residential)
 15 feet (all others)

Dimensional requirements may be subject to additional regulations, see Section 47-23 Specific Location Requirements, and Section 47-25, Development Review Criteria.

LEGEND

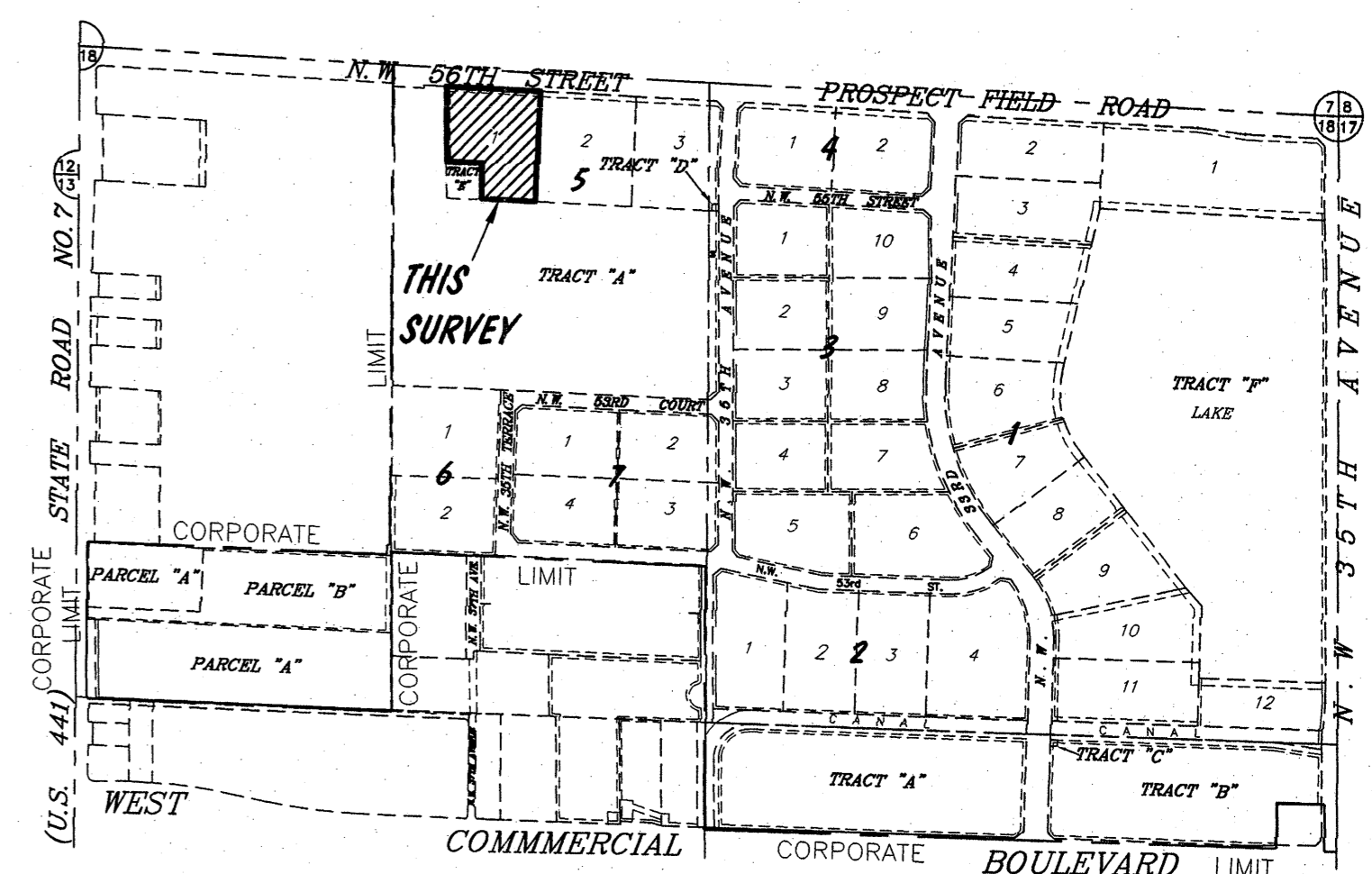
A = CENTRAL ANGLE (DELTA)
 R = RADIUS
 A OR L = ARC LENGTH
 CH.BRG. = CHORD BEARING
 TAN.BRG. = TANGENT BEARING
 P.O.C. = POINT OF COMMENCEMENT
 P.O.B. = POINT OF BEGINNING
 W/MCL CAP. = WITH McLAUGHLIN ENGINEERING CO. CAP.
 P.R.M. = PERMANENT REFERENCE MONUMENT
 CONC. = CONCRETE
 C.B.S. = CONCRETE, BLOCK AND STUCCO
 I.C.V. = IRRIGATION CONTROL VALVE
 W.M. = WATER METER
 B.F.P. = BACK FLOW PREVENTOR

ELEV. = ELEVATION
 O/S = OFFSET
 A/C = AIR CONDITIONING
 C.L. = CENTERLINE OF RIGHT-OF-WAY
 F.P.L. = FLORIDA POWER AND LIGHT CO.
 S.B.T. = SOUTHERN BELL TELEPHONE
 B.C.R. = BROWARD COUNTY RECORDS
 D.C.R. = DADE COUNTY RECORDS
 P.B.C.R. = PALM BEACH COUNTY RECORDS
 O.R. = OFFICIAL RECORDS BOOK
 PG. = PAGE
 R/W = RIGHT-OF-WAY
 C.O. = CLEAN OUT
 C.L.F. = CHAIN LINK FENCE

NOTES:

- This survey reflects all easements and rights-of-way, as shown on above referenced record plat(s). The subject property was not abstracted for other easements road reservations or rights-of-way of record by McLaughlin Engineering Company.
- Underground improvements if any not located.
- This drawing is not valid unless sealed with an embossed surveyors seal.
- Boundary survey information does not infer Title or Ownership.
- All iron rods 5/8", unless otherwise noted.
- Reference Bench Mark: Nail at intersection of N.W. 35th Terrace & N.W. 54th Street. Elev.=10.06 (Ref. dwd. 89-2-013)
- Elevations shown refer to National Geodetic Vertical Datum (1929), and are indicated thus: $\text{Elev.}=12.80$
- This property lies in Flood Zone "AE", Elev.=8.0 Per Flood Insurance Rate Map No. 12011C0204 F Dated: August 18, 1992. Community Panel No. 125105 Index Map Dated: October 2, 1997.
- Bearings shown refer to record Plat 104/17, B.C.R. and assumes the North Line of Said Lot 1 as S.87°20'24"E.
- There are 95 regular parking spaces and 6 handicapped spaces on the subject property.

OFFICE NOTES
 FIELD BOOK NO. TDS-48, Print, LB# 1084/61
 JOB ORDER NO. T-9480
 CHECKED BY: _____
 DRAWN BY: S.P.



Location Sketch
 Not To Scale

Legal Description

Lot 1, in Block 5, of PROSPECT INDUSTRIAL AND COMMERCIAL PARK, according to the plat thereof, recorded in Plat Book 104, Page 17, of the public records of Broward County, Florida.

There are no other easements, road reservations or rights-of-way of record affecting this property per Commonwealth Land Title Insurance Company Order No. 50178589CA, dated April 7, 2004 @ 8:00 a.m.

TITLE NOTES:

- Easements Per Plat Book 104, Page 17, B.C.R. Affects this Property as shown. Resolution No. 84-163 per O.R. 11873, Page 636 B.C.R. and O.R. 11901, Page 17 B.C.R. affect this property and as shown.
- Agreement per O.R. 8544, Page 114 B.C.R. affects this property as shown.
- Restrictions, Reservations and Easements per O.R. 9093, Page 500 B.C.R. affects this property - Nothing Plottable.
- Easement per O.R. 9855, Page 975 B.C.R. affects this property as shown.
- Easement per O.R. 10002, Page 216 B.C.R. affects this property as shown.
- Easement per O.R. 10002, Page 217 B.C.R. affects this property as shown.
- Easement per O.R. 12443, Page 865 B.C.R. affects this property as shown.
- Resolution No. 91-116 per O.R. 18517, Page 148 B.C.R. affects this property (No Easements contained within).
- Agreement per O.R. 27445, Page 571 B.C.R. affects this property as shown.
- Agreement per O.R. 28448, Page 508 B.C.R. affects this property - Nothing Plottable.
- Agreement per O.R. 29004, Page 1369 B.C.R. affects this property as shown.
- Access Easement per O.R. 29032, Page 1841 B.C.R. affects this property as shown.
- Easement per O.R. 29254, Page 1117 B.C.R. affects this property as shown.
- Easement per O.R. 29336, Page 1524 B.C.R. affects this property as shown.

SURVEYOR'S CERTIFICATE

To: 3580 & 3590 Buildings, LLC.; MOSKOWITZ, MANDELL, SALIM & SIMOWITZ, P.A.; COMMONWEALTH LAND TITLE INSURANCE COMPANY; and PRINCIPAL LIFE INSURANCE COMPANY its successors and/or assigns as their interests may appear.

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 ALTA, ACSM and NSPS in 1999, and includes Items 1-4, 6, 7(a)-(c), 8-10, 11(a) and 14-16 of Table "A" 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 survey measurements were made in accordance with the "Minimum Angle, Distance and Closure Requirements for Survey Measurements Which Control Land Boundaries for ALTA/ACSM Land Title Surveys".

CERTIFICATION

We hereby certify that this survey meets the minimum technical standards as set forth by the Florida Board of Professional Land Surveyors in Chapter 61G17-6 Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.
 Dated at Fort Lauderdale, Florida, this 17th day of May, 2004.
 Revised this 21st Day of June, 2004.

McLAUGHLIN ENGINEERING COMPANY

Jerald A. McLaughlin
 Registered Land Surveyor No. 5269
 State of Florida.

FILE NO: 04-3-091

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