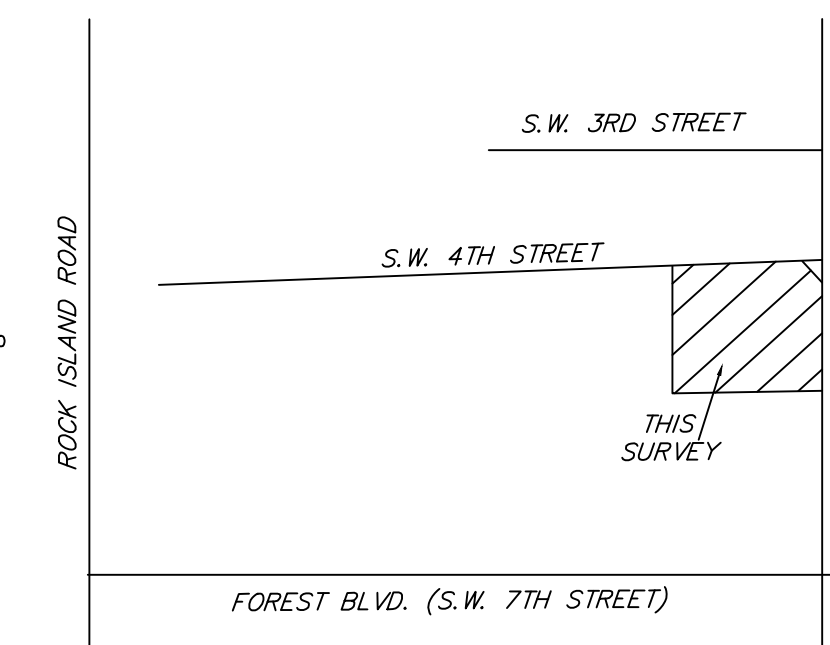
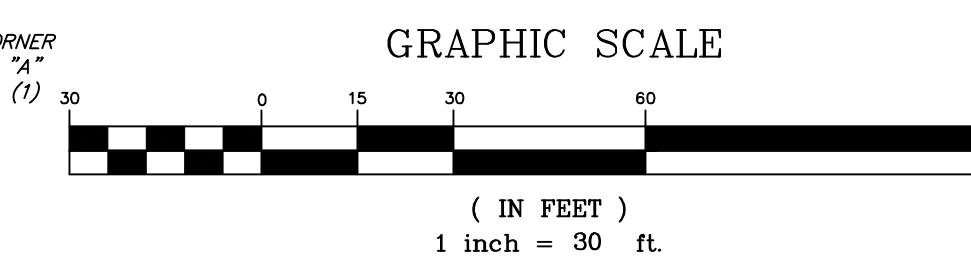


ALTA/ACSM LAND TITLE SURVEY

PORTION TRACT "A", APPLGREEN SUBDIVISION

P.B. 77, PG. 38, B.C.R.



SURVEYOR'S CERTIFICATION

RE: ALTA SURVEY, JOB ORDER NO. T-9478, dated
 Property Legal Description attached as Exhibit A.

This ALTA survey was made for the benefit of 441 & 541 BUILDINGS, LLC., a Florida limited liability company, THE UNION CENTRAL LIFE INSURANCE COMPANY; their successors and/or assigns, as their interests may appear; CHICAGO TITLE INSURANCE COMPANY and MOSKOWITZ, MANDELL, SALIM & SIMOWITZ, P.A.

I hereby certify that said ALTA survey:

- was prepared by me or under my supervision;
- was made on the ground and is correct;
- delineates all lot lines and shows the location and dimensions of all visible improvements (excluding pads, roadways and parking areas) on the subject property and the distance therefrom to the nearest facing exterior property lines of the subject property;
- shows the location of all visible or recorded easements, rights-of-way and other matters of record affecting or benefiting the subject property as disclosed by Mortgage Title Insurance Commitment No. 300440503 issued by Chicago Title Insurance Company;
- shows the means of access and location of rights-of-way boundaries of all adjoining streets together with the width and the name thereof;
- shows set-back lines established by applicable zoning and/or other governmental ordinances or regulations;
- I do further certify that:
- there are no encroachments upon the boundary lines of the subject property upon any easement areas except for the following matters shown on the survey;
- ingress and egress to the subject property is provided by State Road No. 7 and SW 6th Street upon which property fronts, the same being a paved and dedicated public right-of-way accepted and maintained by the City of Margate and the State of Florida;
- the title lines and lines of actual possession are the same;
- the subject property does not visibly serve and is not visibly serviced by any adjoining property for drainage, ingress and egress or any other purpose; NONE APPARENT
- the street address of the subject property is 441 & 541 State Road No. 7;
- the total square foot area of the subject property is: Parcel 1 = 132,520 and Parcel 2 = 114,538 square feet;
- the total square foot area of the ground building located on the subject property is: Building #441 = 31,653 square feet and Building #541 = 23,986 square feet;
- the total number of parking spaces located on the subject property for Building #441 is 191 and Building #541 is 108;
- that the property is within special flood hazard area "AH", Base Elevation = 11' according to Rate Map No. 12011C 0205 F, Community No. 120047 dated 8/18/92 and indexed 10/2/97 as shown in the most recent Flood Hazard Boundary Maps prepared by the Department of Housing and Urban Development.

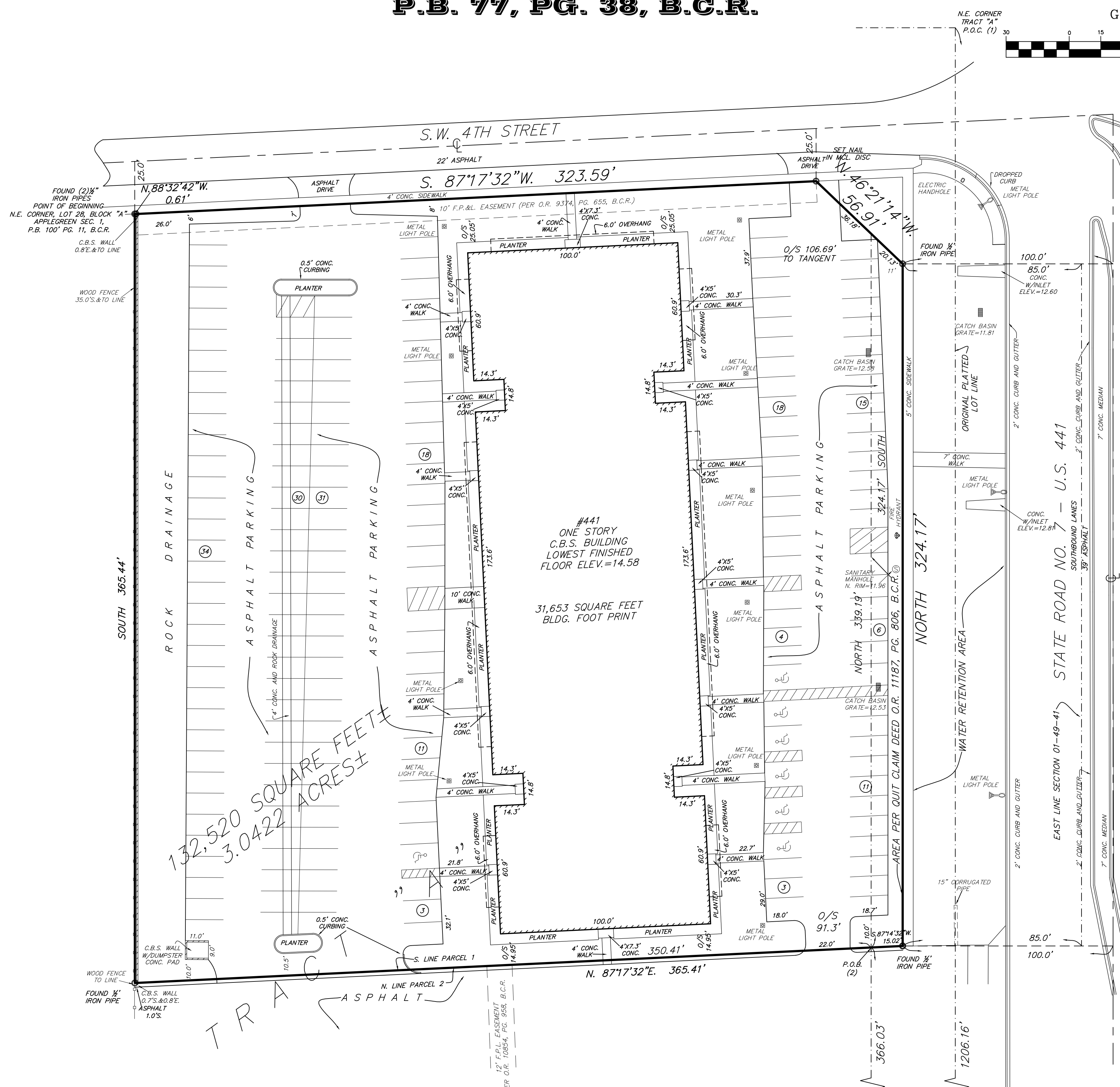
The undersigned expressly understands and agrees that (a) this Certificate as made to induce Lender to extend credit secured by a mortgage covering the subject property and to induce the Title Company to issue a policy of title insurance insuring the validity and priority of such mortgage; (b) both Lender and Title Company are entitled to rely on this plat of survey as being true and accurate in all respects and upon this Certificate as being true and accurate; and (c) the consideration paid to the undersigned for the preparation and certification of such survey has been paid, in part, for the benefit of Lender and Title Company and in anticipation for their reliance.

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 surveyor's seal.
- Boundary survey information does not infer Title or Ownership.
- All iron rods 5/8", unless otherwise noted.
- Reference Bench Mark: Nail in cap in center of paving at intersection of S.W. 61st. Avenue and S.W. 3rd Street. Elev.=10.68
- Elevations shown refer to National Geodetic Vertical Datum (1929), and are indicated thus: $\text{Elev.} = 10.40$
- This property lies in Flood Zone "AH", Elev.=11.00, per Flood Insurance Rate Map No. 12011C0205 F, Dated: August 18, 1992, Community Panel No. 120047, Index Map Dated: October 2, 1997.

OFFICE NOTES

FIELD BOOK NO. T.D.S., PRINT, LB 89/B, 957/42&43, 971/77, LB 90/47
 JOB ORDER NO. T-9478
 CHECKED BY: _____
 DRAWN BY: NATE



Legal Description

PARCEL 1
 A portion of Tract "A", APPLGREEN SUBDIVISION, according to the plat thereof, recorded in Plat Book 77, Page 38, of the public records of Broward County, Florida, more fully described as follows:
 Beginning (1) at the Northeast corner of Lot 28, Block "A", APPLGREEN SUBDIVISION, SECTION ONE, as recorded in Plat Book 100, Page 11, of the public records of Broward County, Florida; thence due South along the East line of said Block "A", a distance of 365.44 feet; thence North 87°17'32" East, a distance of 350.41 feet to a point on a line 100.00 feet West of and parallel with the East line of Section 1, Township 49 South, Range 41 East; thence due North along said parallel line, a distance of 359.19 feet; thence North 46°21'14" West, a distance of 36.18 feet to a point on the South right-of-way line of S.W. Fourth Street; thence South 87°17'32" West, along said South right-of-way line, a distance of 323.59 feet; thence North 88°32'42" West, along the said South right-of-way line of S.W. Fourth Street, a distance of 0.61 feet to the Point of Beginning.

AND:
 A portion of Tract "A", Applegreen Subdivision, as recorded in Plat Book 77, Page 38, of the Public Records of Broward County, Florida, more fully described as follows:

Commencing (1) at the Northeast corner of said Tract "A", thence due South along the East line of said Tract "A", a distance of 1206.16 feet; thence North 88 degrees 32 minutes 42 seconds West, a distance of 40.01 feet; thence due North along a line 100.00 feet West of and parallel with the East line of Section 1, Township 49 South, Range 41 East, a distance of 366.03 feet to the Point of Beginning; (2) thence continuing due North along the said parallel line, a distance of 359.19 feet to a point on the South right-of-way line of S.W. Fourth Street; thence South 49 degrees 21 minutes 14 seconds East, along said South right-of-way line, a distance of 20.73 feet; thence due South along the line 85.00 feet West of and parallel with the said East line of Section 1, a distance of 324.17 feet; thence South 89 degrees 17 minutes 32 seconds West, a distance of 15.02 feet to the Point of Beginning.

There are no other easements, road reservations or rights-of-way of record affecting this property per Chicago Title Insurance Company Commitment No. 300440503, dated April 20, 2004 @ 11:00 p.m.

- As to Parcel 1:
- Easements per Record Plat 77, Page 38 B.C.R. affect this property as shown. Ordinance 82-7 per O.R. 10006, Page 311 B.C.R. does not affect this property.
 - Easement per O.R. 9374, Page 655 B.C.R. affects this property as shown.
 - Easement per O.R. 3920, Page 981 B.C.R. and O.R. 3976, Page 154 B.C.R. does not affect this property.
 - Agreement per O.R. 11858, Page 918 B.C.R. does not affect this property.
 - Easement per O.R. 10854, Page 957 B.C.R. affects this property as shown.
 - Assignment per O.R. 11187, Page 806 B.C.R. affects this property as shown.
 - Assignment per O.R. 11187, Page 806 B.C.R. affects this property as shown.
 - Cross access easement per O.R. 10729, Page 7 B.C.R. affects this property - Nothing Plottable.
 - Agreement per O.R. 10455, Page 596 B.C.R. affects this property - Nothing Plottable.

This is to certify that this map or plat and the survey on which it is based as surveyed on the 25th day of May, 2004, was made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys" jointly established and adopted by the American Land Title Association (ALTA), the American Congress of Surveying and Mapping (ACSM) & the National Society of Professional Surveyors (NSPS) in 1999, 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.

The undersigned further certifies that this survey was prepared in accordance with the minimum technical standards as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 61G17-6, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

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 25th day of May, 2004.
 Additional information added this 19th day of July, 2004.
 Additional information added this 18th day of August, 2004.

McLAUGHLIN ENGINEERING COMPANY

JERALD A. McLAUGHLIN
 Registered Land Surveyor No. 5269
 State of Florida.

LEGEND

- Δ = 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
- ELEV. = ELEVATION
- O/S = OFFSET
- A/C = AIR CONDITIONING
- C = 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
- O.R. = OFFICIAL RECORDS BOOK
- PG. = PAGE
- R/W = RIGHT-OF-WAY