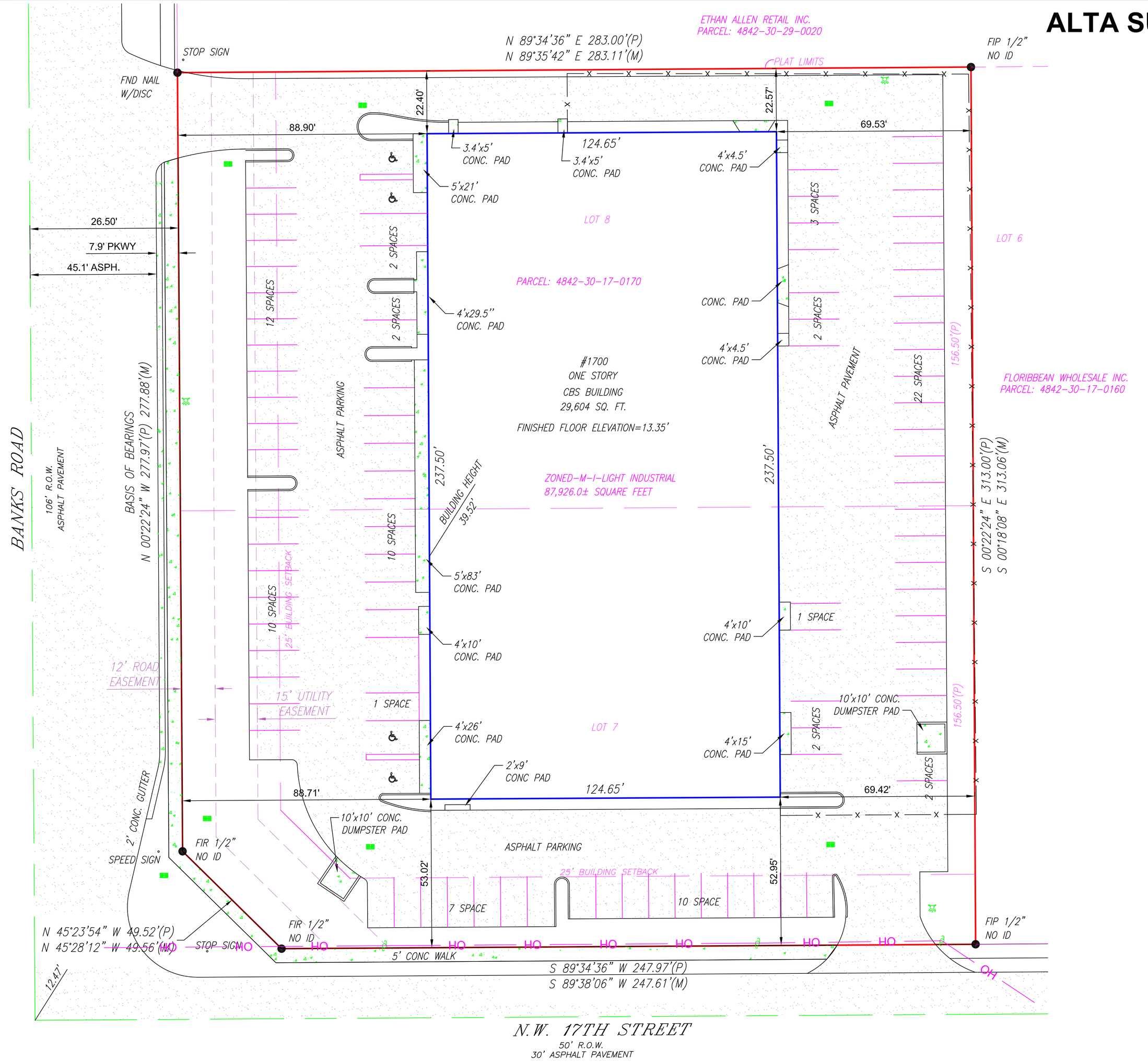
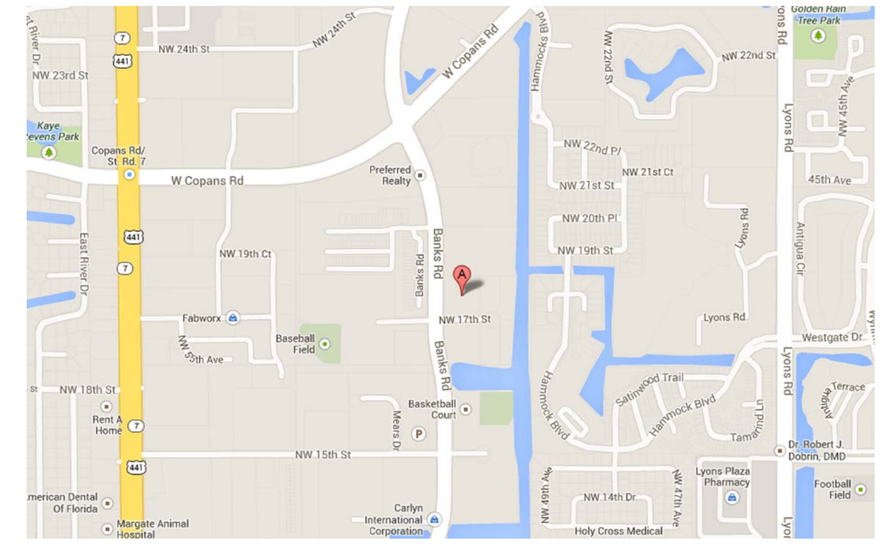
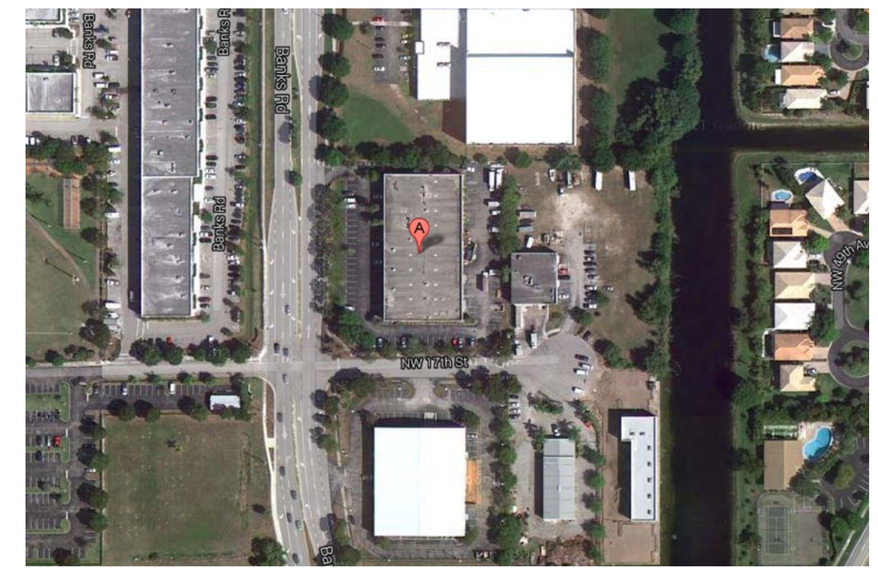
ALTA SURVEY



LOCATION SKETCH:



AERIAL VIEW:



ALTA/ACSM LAND TITLE SURVEY CERTIFICATION

BILL HYATT, A FLORIDA PROFESSIONAL SURVEYOR AND ALLSTATE SURVEYING, LLC, A FLORIDA PROFESSIONAL SURVEYING FIRM, BOTH BEING LICENSED TO DO LAND SURVEYING IN THE STATE OF FLORIDA, U.S.A.

HEREBY CERTIFIES:

THAT THIS MAP AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS EFFECTIVE 2-23-2011. THE POSITIONAL UNCERTAINTIES RESULTING FROM THE SURVEY MEASUREMENTS MADE ON THE SURVEY DO NOT EXCEED THE ALLOWABLE POSITIONAL TOLERANCE.

ALSO THAT That BILL HYATT is a Registered Land Surveyor in the State of Florida, holding Registration Number 4636.

1. That the Survey this certification is affixed to conforms to the minimum technical standards for land surveying in the State of Florida set forth by the Florida Bar of Land Surveyors pursuant to Section 472.027, Florida Statutes and Chapter 5J-17, Florida Administrative Code.
2. That BILL HYATT is the Surveyor who prepared this survey drawing from dimensions taken upon physical inspection and survey of the property legally described as noted on the survey.
3. There is no gap, gores or overlaps by this property with adjacent right of way or adjacent properties known to Bill Hyatt, surveyor.
4. The legal description was provided to Allstate Surveying LLC; No research was made by Allstate Surveying LLC to determine ownership of parcel(s).
5. No Title Commitment was provided to Allstate Surveying, LLC.
6.

Signature and Seal of Surveyor is below.

NOTE: NO OBSERVED EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS AT THE TIME OF THE SURVEY.
NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LAND FILL AT THE TIME OF THE SURVEY.
NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS AT THE TIME OF THE SURVEY.

BENCHMARK INFORMATION:
BROWARD COUNTY BENCHMARK ID: 1442
ELEVATION=12.69' NGVD 1929

SURVEY PG-01

LEGEND & ABBREVIATIONS:

A/C ..... AIR CONDITIONER
BM ..... BENCHMARK
C.O. ..... CLEANOUT
C.G. ..... CONCRETE GUTTER OR VALLEYED GUTTER
C & G ..... CURB & GUTTER
C.B. ..... CHORD BEARING
C.M.E. ..... CANAL MAINTENANCE EASEMENT
D.E. ..... DRAINAGE EASEMENT
CONC. ..... CONCRETE
I.A. ..... INTERNAL ANGLE (INTERNAL ANGLE)
D.E. ..... DRAINAGE EASEMENT
U.E. ..... UTILITY EASEMENT
F.C. ..... FENCE CORNER
F.E. ..... FENCE EASEMENT
F.L. ..... FENCE ENDS
F/P/F/R ..... FOUND IRON PIPE/ROD
F/N/D ..... FOUND NAIL AND DISC
F.N.A. ..... FOUND PARKER KALON NAIL
F.P.A. ..... FOUND PARKER KALON NAIL
CHATT. ..... CHATTAHOOCHEE, EPOXY-STONE
L ..... LENGTH
L.A.E. ..... LANDSCAPE ACCESS EASEMENT
L.M.E. ..... LAKE MAINTENANCE EASEMENT
M.E. ..... MAINTENANCE EASEMENT
OFF. ..... OFFSET
P.B. ..... PLAT BOOK
P.C. ..... POINT OF CURVATURE
P.C.C. ..... POINT OF COMPOUND CURVATURE
P.L. ..... PROPERTY LINE
P.L.A. ..... PLANTER
P.O.B. ..... POINT OF BEGINNING
P.O.C. ..... POINT OF COMMENCEMENT
P.R.M. ..... PERMANENT REFERENCE MONUMENT
P.T. ..... POINT OF TANGENCY
R ..... RADIUS
R/W ..... RIGHT-OF-WAY
SIG. ..... SIGNATURE GUARANTEED
SND. ..... SET NAIL AND DISC
(TYP.) ..... TYPICAL
U.D.E. ..... UTILITY DRAINAGE EASEMENT
W.E. ..... WATERS EDGE

OVERHEAD CABLES(OH)
POLYVINYLCHLORIDE FENCE (PVCF)
WIRE OR CHAIN LINK FENCE (CLF)
WOOD FENCE (WF)
WALL FENCE (WF)
METAL FENCE (MF)
MASONRY OR CONCRETE BLOCK WALL
CONCRETE
OVERHANG(OH) OR ROOF
COMMUNICATIONS BOX
CENTER LINE
POWER POLE
WATER VALVE/RISER
WATER LINE
CABLE BOX (CATV.)
ELECTRIC METER (EM)
ELECTRIC BOX (EB)
HANDICAP PARKING (HCP)
PLANTER OR PLANTED
UTILITY POLE (UP)
LIGHT POLE (LP)
WATER METER (WM)
UTILITY ANCHOR
ELEVATION (PR)
ELEVATION

THIS IS A COPYRIGHT DOCUMENT COPYRIGHT PROTECTED BY ALLSTATE SURVEYING, LLC. ALL RIGHTS ARE RESERVED. THE SURVEYOR WILL NOT ACCEPT LIABILITY FOR ANY DAMAGES CAUSED BY OTHERS.

THE FOLLOWING NOTES APPLY:

- RECORD AND MEASURED CALLS ARE IN SUBSTANTIAL AGREEMENT AND POINTS OF INTERSECTION ARE COINCIDENTAL.
- THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER MATTERS OF RECORD EXCEPT AS SHOWN ON THE PLAT AND THE SAME, IF ANY MAY NOT BE SHOWN ON THIS SKETCH.
- UNDERGROUND UTILITIES AND FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED.
- ELEVATIONS ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM 1929 (NGVD 1929) AND ARE EXPRESSED IN FEET.
- FENCE TIES ARE TO THE CENTERLINE OF THE FENCE, FENCE OWNERSHIP NOT DETERMINED.
- WALL TIES ARE TO THE FACE OF THE WALL.
- BUILDING TIES ARE TO THE FACE OF THE BUILDING UNLESS OTHERWISE NOTED.
- THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE PURPOSE FOR USE AS AN ALTA/ACSM LAND TITLE SURVEY FOR THIS PROPERTY.
- NO ADDITIONAL MARGINALIES ARE HEREBY EXTENDED.
- THIS SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SIGNATURE AND RAISED SEAL.
- THE SURVEY IS VALID FOR 90 DAYS FROM THE DATE OF CERTIFICATION.

AllStateSurveying
State of the Art Surveying & Mapping
4987 N UNIVERSITY DRIVE, LAUDERHILL FLORIDA 33351 PHONE: (888) 569-0490 FAX: (888) 569-4590
WWW.ALLSTATESURVEYORS.COM

SITE LOCATION :

1700 BANKS ROAD MARGATE, FL 33063

CERTIFICATIONS :

ROBERT CHESS, LLC.
STEVEN CHESS, LLC.
TOTALBANK, ISAOA/ATIMA
OLD REPUBLIC NATIONAL TITLE INSURANCE COMAPNY
GOLD LEAF TITLE COMPANY

DATE : 09/24/13

LEGAL DESCRIPTION :

LOTS 7 AND 8 IN BLOCK 3 OF CENTRAL PARK OF COMMERCE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 119, PAGE 27 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TOGETHER WITH AN EASEMENT ESTATE IN THE NORTHERLY 15 FEET OF LOT 5 AND NORTHERLY 15 FEET OF LOT 6 IN BLOCK 3 OF CENTRAL PARK OF COMMERCE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 119, PAGE 27, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, PER EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 17476, PAGE 755, OF THE PUBLIC RECORDS BROWARD COUNTY, FLORIDA.

SECTION : 30-48-42

COUNTY: BROWARD

JOB NUMBER: CHE.ST.09-13B

FLOOD ZONE INFORMATION :

COMMUNITY NUMBER: 120047

DATE OF INDEX: 08-18-1992

SUFFIX: F

PANEL NUMBER: 0115

BASE FLOOD ELEV: AH 13.0'

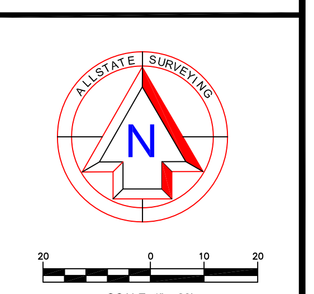
FLOOD ZONES "B", "C", "D", & "X" ARE NOT IN DESIGNATED FLOOD HAZARD ZONE AREAS

SURVEYOR CERTIFICATION :

(C) 2013

I HEREBY CERTIFY THAT THIS SKETCH OF SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND TO THE BEST OF MY KNOWLEDGE AND BELIEF SAID SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J--17 FLORIDA ADMINISTRATIVE CODE FURTHER , THIS DOCUMENT IS ELECTRONICALLY SIGNED AND SEALED PURSUANT TO SECTION 472.027, OF THE FLORIDA STATUTES AND CHAPTER 5J--17 OF THE FLORIDA ADMINISTRATION CODE.
FIELD DATE 09--19--2013
SIGNED 09--24--2013

BILL H. HYATT, JR.
PROFESSIONAL LAND SURVEYOR
LICENSE NUMBER: 4636
STATE OF FLORIDA

SURVEYOR SEAL :

BILL H. HYATT JR. LICENSE NUMBER 4636 STATE OF FLORIDA PROFESSIONAL SURVEYOR & MAPPER