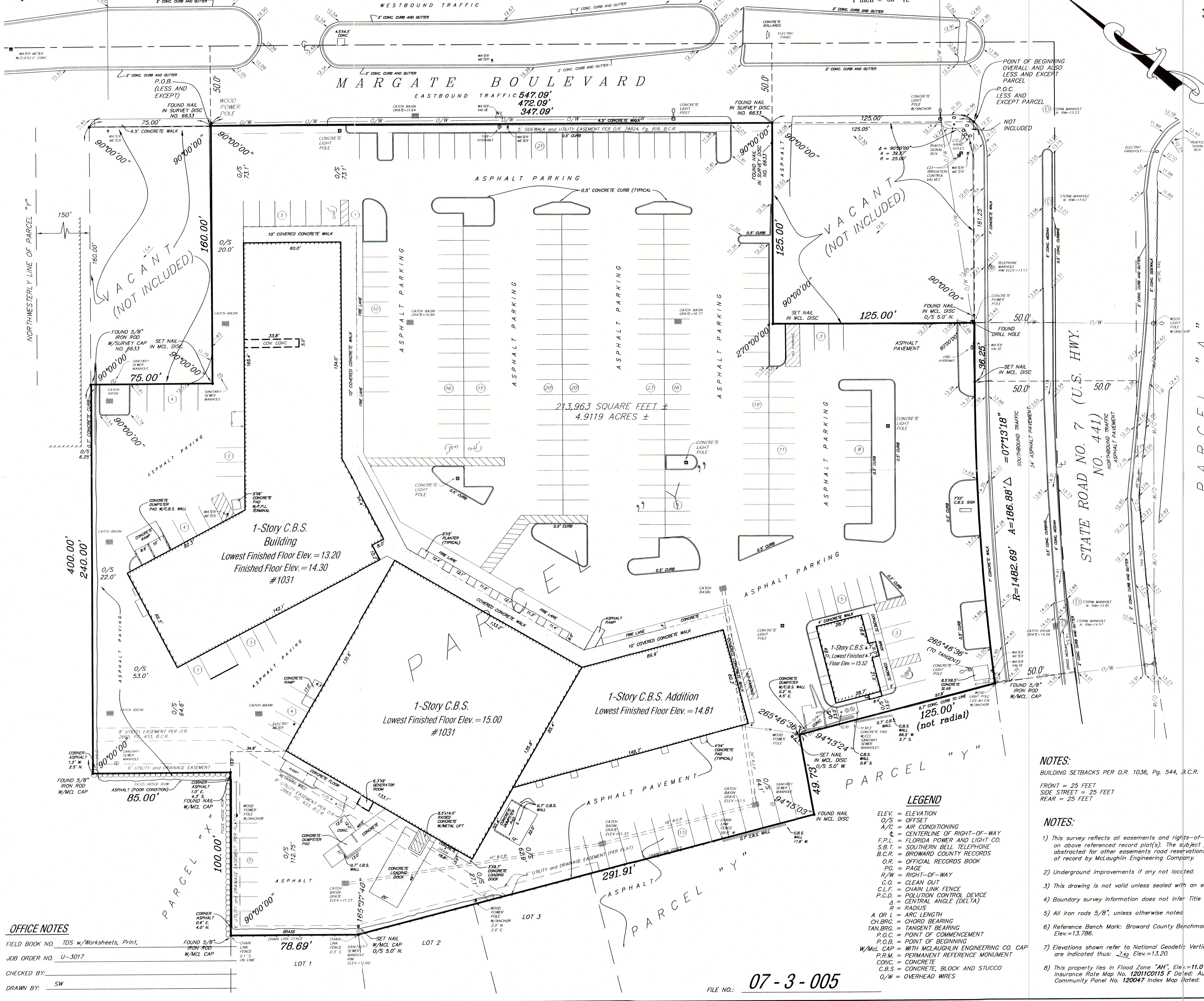


prepared by:
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400 N.E. 3rd AVENUE FORT LAUDERDALE, FLORIDA
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OFFICE NOTES
FIELD BOOK NO. TDS W/worksheets, Print,
JOB ORDER NO. U-3017
CHECKED BY: SW
DRAWN BY: SW

FILE NO: 07-3-005

ALTA/ACSM LAND TITLE SURVEY

Parcel "Y"

MARGATE 3rd ADDITION

P.B. 44, Pg. 48, B.C.R.

Location Sketch
Not To Scale

Legal Description

A portion of Parcel "Y", Block 7, MARGATE THIRD ADDITION, according to the plat thereof, recorded in Plat Book 44, Page 48, of the Public Records of Broward County, Florida, more fully described as follows:
Beginning at the intersection of the Southeasterly extension of the Northeasterly line of said Parcel "Y", and the Northeasterly extension of the Southeasterly line of said Parcel "Y", then Southwesterly along the said Northeasterly extension and along the Southeasterly line of said Parcel "Y", a distance of 161.25 feet, to a point of curve; then continuing Southwesterly along the said Southeasterly line of Parcel "Y", and along a curve to the left, having a radius of 1482.69 feet, with a central angle of 07°13'18", an arc distance of 186.88 feet; then Northwesterly making an included angle of 97°07'17" with the back tangent of last described course, a distance of 125 feet; then Southwesterly making an included angle of 265°46'36", a distance of 49.73 feet to a point on a line being a Southeasterly extension of the Southeasterly line of said Parcel "Y", then Northwesterly along the said Southeasterly extension, and along the Southeasterly line of said Parcel "Y", making an included angle of 90°, a distance of 400 feet to a point on the Northeasterly line of said Parcel "Y", making an included angle of 165°37'46", a distance of 78.69 feet; then Northeasterly perpendicular to the last described course, a distance of 100 feet; then Northeasterly and perpendicular to the last described course, a distance of 85 feet; then Northeasterly along a line parallel to and 150.00 feet Southeasterly of the Northeasterly line of said Parcel "Y", making an included angle of 90°, a distance of 400 feet to a point on the Northeasterly line of said Parcel "Y", then Southwesterly along the said Northeasterly line making an included angle of 90°, a distance of 547.09 feet to the point of beginning, LESS the external part of a 25 foot radius curve lying between the tangents, and being located at the most Easterly corner of the herein described property.

LESS AND EXCEPT from the aforesaid parcel of land the following:

COMMENCE at the intersection of the Southeasterly extension of the Northeasterly line of said Parcel "Y", and the Northeasterly extension of the Southeasterly line of said Parcel "Y", then Northwesterly along the Southeasterly extension of the Northeasterly line and the Northeasterly line of Parcel "Y", a distance of 472.09 feet to the POINT OF BEGINNING; then continue Northwesterly along the Northeasterly line of said Parcel "Y", a distance of 75.00 feet; then Southwesterly along a line parallel to and 150.00 feet Southeasterly of the Northeasterly line of said Parcel "Y", with an included angle of 90°, a distance of 160.00; then Southwesterly parallel to the Northeasterly line of said Parcel "Y", and an included angle of 90°, a distance of 75.00 feet; then Northwesterly with an included angle of 90°, a distance of 160.00 feet to the Northeasterly line of said Parcel "Y" and the POINT OF BEGINNING.

ALSO LESS AND EXCEPT: Beginning at the intersection of the Southeasterly extension of the Northeasterly line of said Parcel "Y" and the Northeasterly extension of the Southeasterly line of said Parcel "Y", then Southwesterly along the said Northeasterly extension and along the Southeasterly line of said Parcel "Y", a distance of 125.0 feet; then Northwesterly perpendicular to the last described course a distance of 125.0 feet; then Northwesterly perpendicular to the last described course of 125.0 feet to a point on the Northeasterly line of said Parcel "Y", then Southwesterly along the said Northeasterly line of Parcel "Y" and the extension thereof, a distance of 125.0 feet, to the Point of Beginning. LESS the external part of a 25 foot radius curve lying between the tangents, said curve being located at the Northeasterly corner of the herein described parcel.

Said lands situate, lying and being in The City of Margate, Broward County, Florida, and containing 213,963 square feet or 4.9119 acres, more or less.

Title Notes

There are no other easements, road reservations, or rights-of-way of record affecting this property per Lawyers Title Insurance Corporation Commitment No. 50301954A dated November 21, 2006 at 8:00 AM

6) Matters per Plat Book 44, Page 48 B.C.R. affect this property as shown.

7) Declaration per O.R. Book 1036, Page 544 B.C.R. and Amendment per O.R. Book 4274, Page 37 B.C.R. affects this property and set backs, Front 25 feet, Side 25 feet and Rear 25 feet.

8) Easement per O.R. Book 2665, Page 433 B.C.R. affects this property and as shown.

10,11) Resolution No. 9770 per O.R. Book 34824, Page 818 affects this property as shown.

ALTA/ACSM CERTIFICATION

CERTIFIED TO: Lawyers Title Insurance Company, Frank, Weinberg & Black, P.L., and Chevy Chase Center, Inc., a Florida corporation; Margate Community Redevelopment Agency, a Dependent Special District of The City of Margate; and The City of Margate

This is to certify that this map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2005. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Florida, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

The undersigned further certifies 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 3rd day of January, 2007.

Revised Certifications this 11th day of May, 2007.

Revised Legal Description this 16th day of May, 2007.

McLAUGHLIN ENGINEERING COMPANY

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

NOTES:

BUILDING SETBACKS PER O.R. 1036, Pg. 544, B.C.R.

FRONT = 25 FEET
SIDE STREET = 25 FEET
REAR = 25 FEET

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. Dated at Fort Lauderdale, Florida, this 3rd day of January, 2007.
- Boundary survey information does not infer Title or Ownership.
- All iron rods 5/8", unless otherwise noted.
- Reference Bench Mark: Broward County Benchmark No. 14-0, Elev.=13.786.
- Elevations shown refer to National Geodetic Vertical Datum (1929), and are indicated thus: -242 Elev.=13.20.
- This property lies in Flood Zone "AH", Elev.=11.0 Per Flood Insurance Rate Map No. 120100115 F Dated: August 18, 1992, Community Panel No. 120047 Index Map Dated: October 2, 1997.

LEGEND

ELEV. = ELEVATION
O/S = OFFSET
A/C = AIR CONDITIONING
F.P.L. = FLORIDA POWER AND LIGHT CO.
S.B.T. = SOUTHERN BELL TELEPHONE
B.C.R. = BROWARD COUNTY RECORDS
O.R. = OFFICIAL RECORDS BOOK
P.C. = PAGE
R/W = RIGHT-OF-WAY
C.O. = CLEAN OUT
C.L.F. = CHAIN LINK FENCE
P.C.D. = POLLUTION CONTROL DEVICE
A = CENTRAL ANGLE (DELTA)
R = RADIUS
A OR L = ARC LENGTH
CH.BRG. = CHORD BEARING
TANG.BRG. = TANGENT BEARING
P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
W/MCL CAP. = WITH McLAUGHLIN ENGINEERING CO. CAP
P.P.M. = PERMANENT REFERENCE MONUMENT
CONC. = CONCRETE
C.B.S. = CONCRETE, BLOCK AND STUCCO
O/W = OVERHEAD WIRES