

ALTA / ACSM LAND TITLE SURVEY

FOR: JORLEX, LLC, A FLORIDA LIMITED LIABILITY COMPANY

DESCRIPTION:

THE EAST 169 FEET OF THE WEST 507 FEET, EXCEPTING THEREFROM THE NORTH 227.5 FEET OF THE EAST 133.5 FEET OF THE WEST 471.5 FEET THEREOF, AS MEASURED ALONG LINES PARALLEL TO THE NORTH AND WEST BOUNDARIES OF PARCEL B, OF RAINBOW VILLAGE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 85, AT PAGE 16 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

CONTAINING 78,638 SQUARE FEET OR 1.805 ACRES MORE OR LESS.

SCHEDULE B - SECTION 2, OF COMMITMENT PREPARED BY LES H. STEVENS, P.A., COMMITMENT NO.: C-2956221, MEMBER'S FILE NO.: 06-108, DATED FEBRUARY 28, 2006.

- ITEMS 1 TO 4: STANDARD COMMITMENT ITEMS
ITEM 5: EASEMENTS, RESTRICTIONS AND DEDICATIONS PER THE PLAT OF RAINBOW VILLAGE (PB. 85, PG. 16 B.C.R.) AFFECT THE SUBJECT PROPERTY AND ARE SHOWN HEREON.
ITEM 6: CANAL AND DRAINAGE RESERVATIONS PER (DEED BOOK 55, PG. 330) THE DOCUMENT SUPPLIED WAS ILLEGIBLE. THE EFFECT IS UNKNOWN.
ITEM 7: COVENANT (ORB. 10531, PG. 19 B.C.R.) AFFECTS THE SUBJECT PROPERTY BUT IS NOT PLOTTABLE
ITEM 8: AGREEMENT (ORB. 11858, PG. 168 B.C.R.) AFFECTS THE SUBJECT PROPERTY BUT IS NOT PLOTTABLE
ITEM 9: EASEMENT IN FAVOR OF FLORIDA POWER & LIGHT COMPANY (ORB. 12069, PG. 3 B.C.R.) AFFECTS THE SUBJECT PROPERTY AND IS SHOWN HEREON.
ITEM 10: UNRECORDED LEASES, EFFECT IF ANY, UNKNOWN

CERTIFICATION

THE UNDERSIGNED HEREBY CERTIFIES TO JORLEX, LLC, A FLORIDA LIMITED LIABILITY COMPANY; BANK OF FLORIDA; LES H. STEVENS, P.A.; ATTORNEYS' TITLE INSURANCE FUND, INC. AS FOLLOWS:

- 1) THIS SURVEY WAS ACTUALLY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON (THE "PROPERTY"), WHICH LEGAL DESCRIPTION IS CORRECT, COMPLETE AND ACCURATE.
2) THIS SURVEY IS TRUE AND CORRECT IN ALL RESPECTS AND ACCURATELY SHOWS THE SQUARE FOOTAGE AND LOCATION OF ALL BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS, THE NUMBER AND LAYOUT OF ALL PARKING SPACES, LOADING DOCKS AND OTHER FACILITIES AND THE LOCATION OF ALL WATER COURSES, WATER BODIES, LOT LINES AND MONUMENTS. THE SIZE, DIMENSIONS AND LOCATIONS OF ALL OF THE BOUNDARIES OF THE PROPERTY, BUILDINGS AND OTHER IMPROVEMENTS, RECORDED AND VISIBLE UNRECORDED EASEMENTS, STREETS, ROADS, MEANS OF PUBLIC ACCESS, RIGHTS-OF-WAY, ABOVE GROUND UTILITIES WHICH AFFECT THE PROPERTY ARE CORRECTLY AND ACCURATELY SHOWN HEREON.
3) THIS SURVEY ACCURATELY DEPICTS AN REFLECTS ALL MATTERS SET FORTH IN THAT CERTAIN TITLE INSURANCE COMMITMENT ISSUED BY LES H. STEVENS, P.A., COMMITMENT NO. C-2956221 (DATED 2/28/06); THERE ARE NO ABOVE GROUND ENCROACHMENTS UPON ADJOINING PREMISES, STREETS OR ALLEYS OR UPON EXISTING EASEMENTS OR RIGHTS-OF-WAY BY ANY OF THE BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS ON THE PROPERTY AND NO ABOVE GROUND ENCROACHMENTS ON THE PROPERTY BY BUILDINGS, STRUCTURES OR IMPROVEMENTS SITUATED ON ADJOINING PREMISES, UNLESS SHOWN HEREON.
4) THERE ARE NO OVERLAPS, GAPS, GORES OR HIATUS IN THE PARCEL COMPRISING THE PROPERTY.
5) ACCESS TO AND FROM THE PROPERTY FOR INGRESS AND EGRESS IS VIA NW. 15TH STREET.
6) WATER SERVICES, STORM SEWER, SANITARY SEWER FACILITIES, TELEPHONE AND ELECTRIC SERVICES ARE AVAILABLE TO THE PROPERTY IN THE ABOVE GROUND LOCATIONS INDICATED HEREON AND ARE AVAILABLE TO SERVE THE CURRENT AND PROPOSED USE OF THE IMPROVEMENTS WITHOUT THE NEED FOR EASEMENTS ACROSS THE LANDS OF OTHER OR ADDITIONAL EASEMENTS ON THE PROPERTY.
7) THIS SURVEY WAS MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR LAND TITLE SURVEYS" ESTABLISHED AND ADOPTED BY THE ALTA AND THE ACSM AND MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS PURSUANT TO SECTION 472.027, FLORIDA STATUTES AND CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, AND THE SURVEY IS TRUE AND CORRECT AS SURVEYED UNDER OUR DIRECTION.

DATED: 3/10/06

PAUL E. BREWER
PROFESSIONAL LAND SURVEYOR
FLORIDA REGISTRATION NO. 3240

LEGEND:

U.E.	UTILITY EASEMENT	I.P.	IRON PIPE
V.G.	VALLEY GUTTER	C&G	CURB AND GUTTER
FND.	FOUND	D/T	DIRECT TIE
I.R.	IRON ROD	S/T	SWING TIE
P.C.P.	PERMANENT CONTROL POINT	STR.	STRADDLED
P.C.	POINT OF CURVATURE	F.P.L.	FLORIDA POWER & LIGHT
P.R.C.	POINT OF REVERSE CURVATURE	C.A.T.V.	CABLE TELEVISION
P.C.C.	POINT OF COMPOUND CURVATURE	S.B.	SOUTHERN BELL
P.I.	POINT OF INTERSECTION	CHAT.	CHATAHOOCHEE
NID.	NAIL IN DISC	COL.	COLUMN
NIT.	NAIL IN TAB	STY.	STORY
M.H.	MAN HOLE	RES.	RESIDENCE
H.H.	HAND HOLE	(R)	RADIAL
HYD.	HYDRANT	(N.R.)	NON-RADIAL
CONC.	CONCRETE	ESMT.	EASEMENT
MON.	MONUMENT	ASPH.	ASPHALT
M	MEASURED	PVMT.	PAVEMENT
P	PLAT	CONST.	CONSTRUCTION
C	CALCULATED	EXIST.	EXISTING
EL.	ELEVATION	E.O.W.	EDGE OF WATER
P.R.M.	PERMANENT REFERENCE MONUMENT	TAN.	TANGENT
CFT.	CALCULATED FROM FIELD TRAVERSE	EXT.	EXTENDED
A/C	AIR CONDITIONING	R/W	RIGHT OF WAY
BM.	BENCHMARK	ORB.	OFFICIAL RECORD BOOK
SER.	SERVICE	PG.	PAGE
D.E.	DRAINAGE EASEMENT	P.O.T.	POINT OF TERMINATION
P.O.B.	POINT OF BEGINNING	DESC.	DESCRIPTION
P.O.C.	POINT OF COMMENCEMENT	B.O.W.	BACK OF WALK
B.O.C.	BACK OF CURB	BLDG.	BUILDING
L.P.	LIGHT POLE		

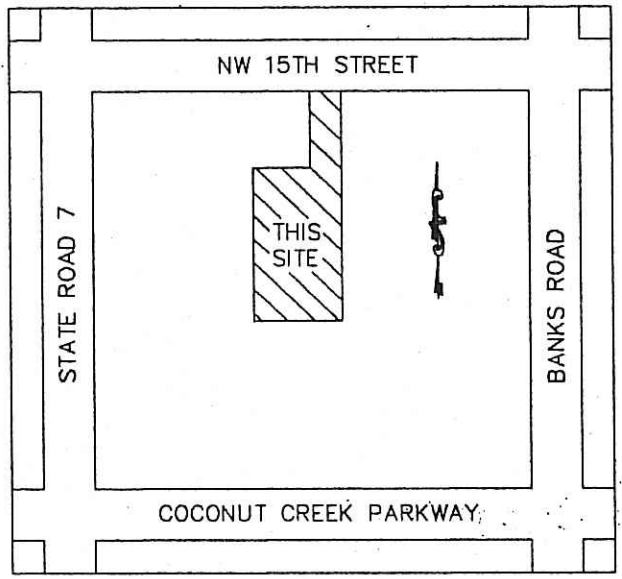
PROPERTY ADDRESS: 5431-5441 NW. 15TH STREET, MARGATE, FLORIDA

SURVEY NOTES:

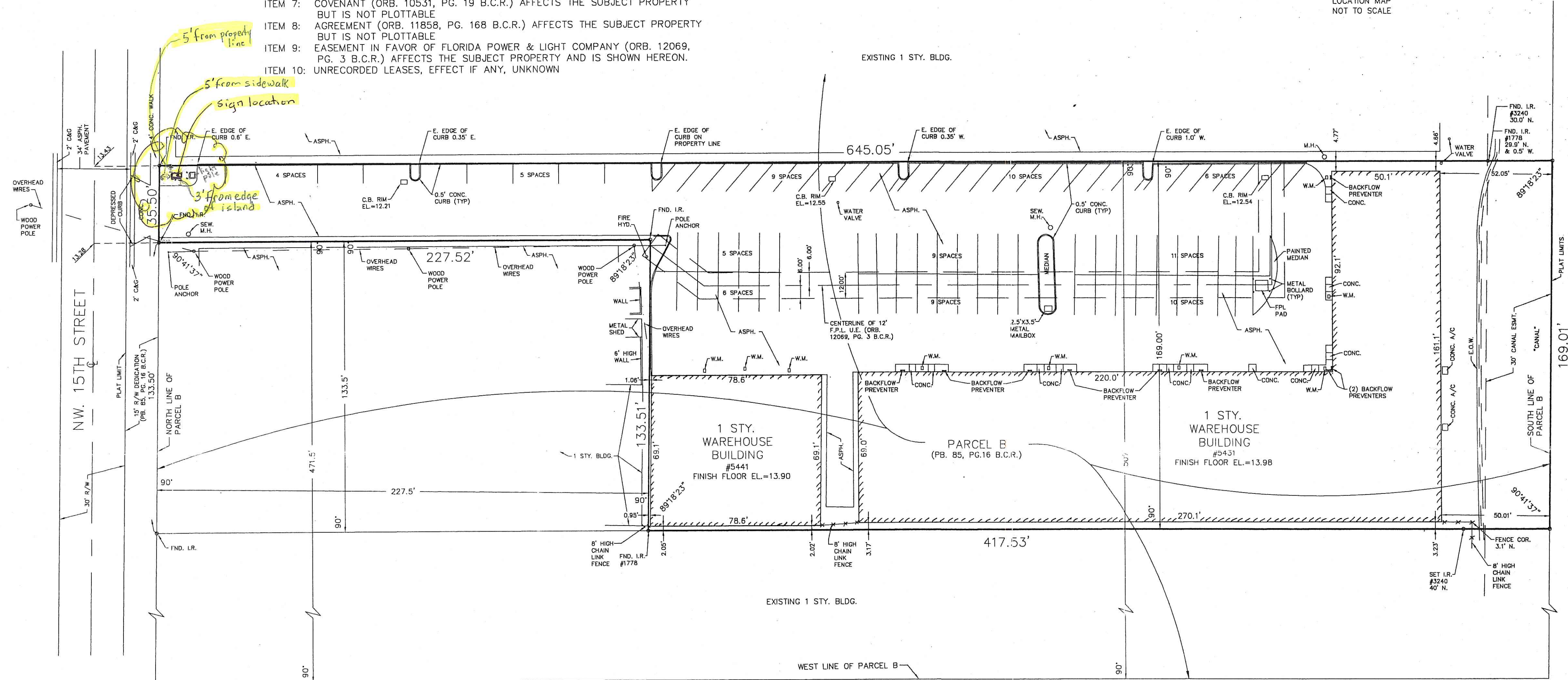
1. ALL PROPERTY CORNERS ARE SET IRON ROD #3240 UNLESS NOTED OTHERWISE.
2. BELOW GROUND IMPROVEMENTS AND/OR ENCROACHMENTS WERE NEITHER INVESTIGATED NOR LOCATED UNLESS SPECIFICALLY NOTED OTHERWISE.
3. THIS SURVEY IS NOT VALID UNLESS IN BEARS THE SIGNATURE AND EMBOSSED SEAL OF THE CERTIFYING LAND SURVEYOR.
4. BENCHMARK OF ORIGIN: PAUL E. BREWER ASSOCIATES SKETCH OF SURVEY JOB #91-231
5. ANGLES SHOWN HEREON ARE BASED ON THE PLAT OF RAINBOW VILLAGE (PB. 85, PG. 16 B.C.R.)
6. LEGAL DESCRIPTION SHOWN HEREON IS ONE AND THE SAME AS THE DESCRIPTION AS CONTAINED IN SCHEDULE B - SECTION 2, OF COMMITMENT PREPARED BY LES H. STEVENS, P.A., COMMITMENT NO.: C-2956221, REF:06-108, DATED FEBRUARY 28, 2006.
7. ALL EASEMENTS SHOWN HEREON ARE PER THE PLAT OF RAINBOW VILLAGE (PB. 85, PG. 16 B.C.R.) UNLESS NOTED OTHERWISE.
8. THERE ARE 84 STRIPED PARKING SPACES ON THE SUBJECT PROPERTY. THERE ARE NO HANDICAP SPACES.
9. THE SQUARE FOOTAGE OF BUILDING #5431 AS MEASURED AROUND THE OUTSIDE BUILDING PERIMETER = 23,246 sf.
THE SQUARE FOOTAGE OF BUILDING #5441 AS MEASURED AROUND THE OUTSIDE BUILDING PERIMETER = 5,430 sf.

	BLDG. #5441	BLDG. #5431
FINISHED FLOOR ELEVATION	13.90	13.98
NEXT HIGHER FLOOR ELEVATION	N/A	N/A
GARAGE FLOOR ELEVATION	N/A	N/A
LOWEST A/C PAD ELEVATION	13.2	13.2
LOWEST ADJACENT ELEVATION	13.2	13.2
HIGHEST ADJACENT ELEVATION	13.5	13.6

THE N.F.I.P. FLOOD MAPS HAS DESIGNATED THE HEREON DESCRIBED LAND TO BE IN ZONE AH
BASE FLOOD ELEVATION 13 FEET.
COMMUNITY NO. 120047 PANEL NO. 0115-F
DATE OF FIRM. 7/21/95



LOCATION MAP NOT TO SCALE



NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL

REVISIONS	DATE	BY	CKD	FB/PG

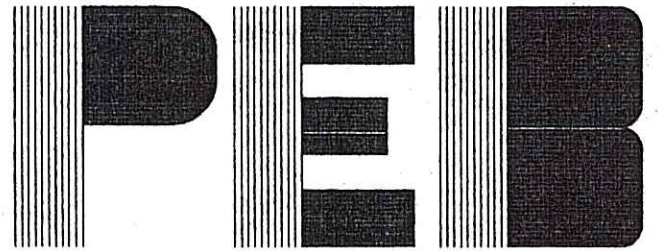
CERTIFICATION:
I HEREBY CERTIFY THAT THE ABOVE MAP OF BOUNDARY SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND CONFORMS WITH THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING ADOPTED BY THE FLORIDA STATE BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 61G17-6, OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AS AMENDED.
DATED: 3/10/06
PAUL E. BREWER
PROFESSIONAL LAND SURVEYOR
FLORIDA REGISTRATION NO. 3240

A PORTION OF PARCEL B
RAINBOW VILLAGE
(PB. 85, PG. 16 B.C.R.)

NOTE:

ALL EASEMENTS AND RIGHTS OF WAY OF RECORD, RECORDED & VISIBLE AFFECTING THE HEREON DESCRIBED PROPERTY ARE SHOWN AS PER THE PLAT OF RAINBOW VILLAGE, (PB. 85, PG. 16 B.C.R.) AND SCHEDULE B - SECTION 2, OF COMMITMENT PREPARED BY LES H. STEVENS, P.A., COMMITMENT NO.: C-2956221, MEMBER'S FILE NO.:06-108, DATED FEBRUARY 28, 2006.

SCALE: 1" = 30'
FB/PG: 709/32-35
DRAWN BY: (W.D.K.) AFF
CKD BY: (W.D.K.)
JOB NO: 06-73



PAUL E. BREWER & ASSOCIATES, INC.
12321 N.W. 35th Street
Coral Springs, FL 33065
(954) 753-5210
FAX: (954) 753-9813