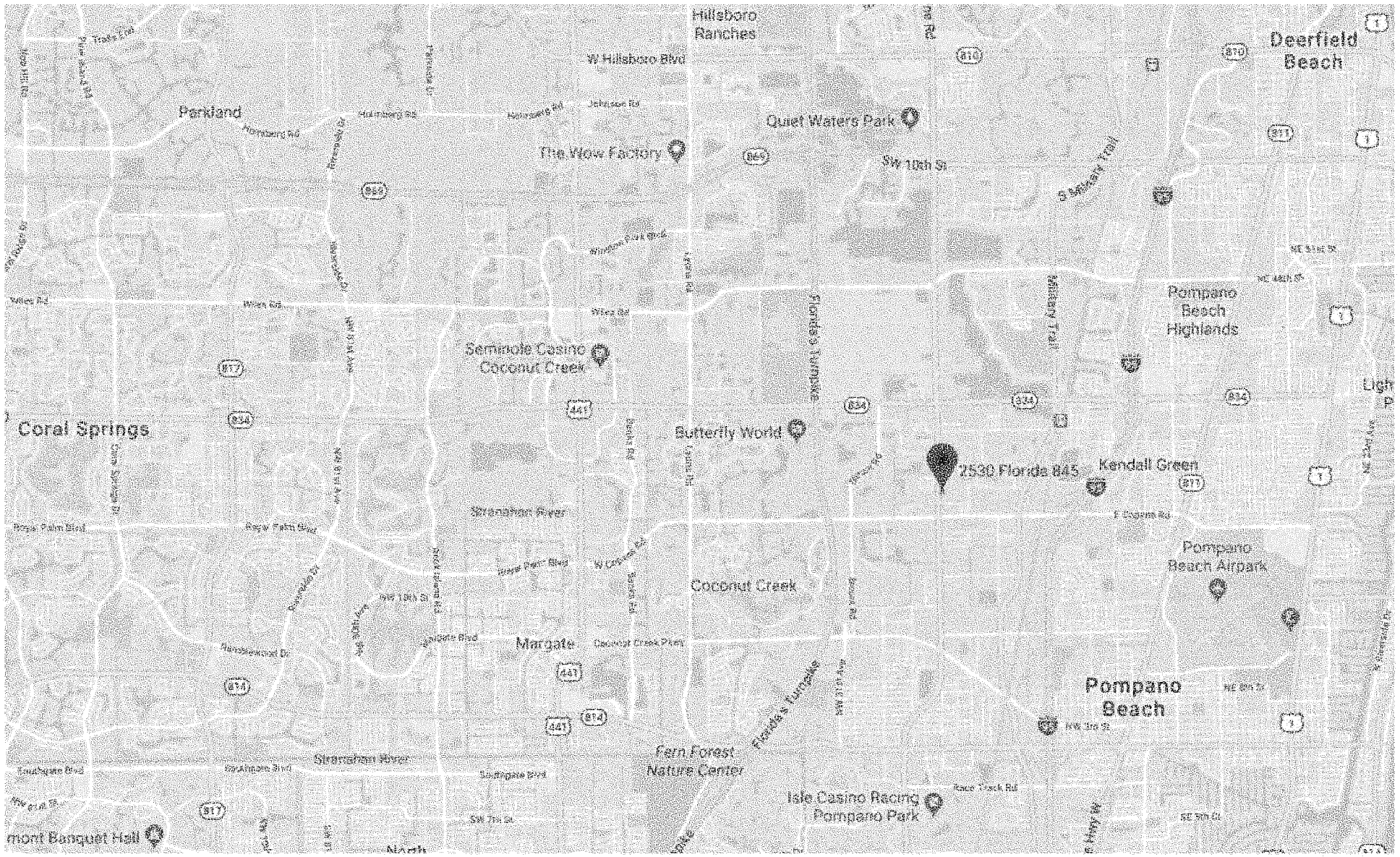

Hillsboro Ranches
Deerfield Beach
W Hillsboro Blvd
Parkland
Quiet Waters Park
The Wow Factory
SW 10th St
S Military Trail
Pompano Beach Highlands
Seminole Casino Coconut Creek
Coral Springs
Butterfly World
2530 Florida 845
Kendall Green
Pompano Beach Airpark
Coconut Creek
Margate
Pompano Beach
Fern Forest Nature Center
Isle Casino Racing Pompano Park

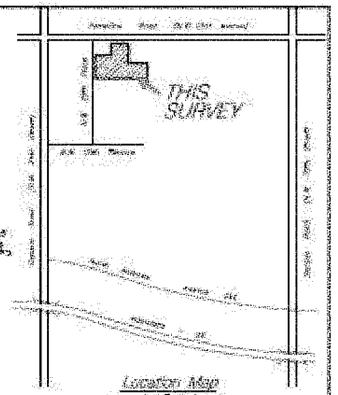
prepared by:
MALADER-LOY ENGINEERING COMPANY (LB#2183)
108 S.E. Mizner Avenue (S.E. 3rd Avenue)
Fort Lauderdale, Florida 33301
Phone: (954) 763-1977 Fax: (954) 763-1978

GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.

ALTA/ACSM LAND TITLE SURVEY

Parcels 1, 2 and 3
TWIN S LIMITED PLAT No. 1,
Plat Book 114, Page 12, B.C.R.,
City of Pompano Beach
Broward County, Florida



Location Map
not to scale

NOTES:

1) This survey returns of easements and rights-of-way as shown on above referenced vested property. The subject property was not surveyed for other easements and encumbrances or rights-of-way of record by Malader-Loy Engineering Company.

2) Underground improvements, if any, not located.

3) This survey is not valid unless sealed with an embossed surveyor seal.

4) Boundary survey information does not imply Title or Ownership.

5) All bearings, (+/-), unless otherwise noted.

6) Reference Bench Mark: Broward County Engineer Control Monument Number 3906, elevation = 13.8000 (NGVD).

7) Elevations shown refer to National Geodetic Vertical Datum (NGVD), and are indicated thus: (EL. = 00.00).

8) This property lies in Flood Zone "AH", Elevation 6.0', Per Flood Insurance Rate Map no. 12011C0308 H, Dated August 18, 1992, Community Panel No. 120058, Index Map Dated October 2, 1992.

9) Bearings shown hereon refer to record line (S14°03'E, N.C.R.) and denote the West line of Parcel 1 as North 00°00'00" West.

LEGEND

- (A) = CENTRAL ANGLE (DELTA)
- (B) = BASIS
- B.F. (BF) = BAR FOUND
- C.B.S. = CONCRETE BLOCK STUCCO
- C.L.F. = CHAIN LINK FENCE
- C.M.E. = CONCRETE MONUMENT ENTERING ON LINE
- C.M.F. = CONCRETE MONUMENT FOUND
- CONC. = CONCRETE
- C.B.S. = CONCRETE BLOCK AND STUCCO
- D.E.(P) = DRAINAGE EASEMENT (PUBLIC)
- F.H. = FIRE HYDRANT
- F.F.E. = FINISH FLOOR ELEVATION
- ELEV. = ELEVATION
- G.P. = GRAVEL
- A.C. = AIR CONDITIONER
- L.A. = LANDSCAPE OF NORTHERNMOST
- P.L. = POWER POLE AND LIGHT
- S.E.(P) = SANITARY (PUBLIC) EASEMENT
- B.C.R. = BROWARD COUNTY RECORDS
- C.C.R. = CHICAGO COUNTY RECORDS
- P.B.C.R. = PALM BEACH COUNTY RECORDS
- (R) = CHANGE RECORDS SEEN
- (M) = MEASURED
- S.F.R. = SUPER-FLUSH
- C.O. = CLEAN OUT
- C.L.F. = CHAIN LINK FENCE
- R.C.E. = PROPOSED CONTOUR ELEVATION
- (X) = NUMBER OF PARKING SPACES

There are no other Easements, Boundary Conflicts, or Encroachments affecting this property per Old Republic National Title Insurance Company Commitment File Number 11-0000-0007-1-FL, dated June 13, 2012 at 11:00 P.M.

A) Easement per Plat Book 114, Page 12, of the Public Records of Broward County, Florida affects the property as shown.

B) Easement per O.R. Book 14828, Page 472, of the Public Records of Broward County, Florida and O.R. Book 15267, Page 594, and O.R. Book 31201, Page 303, of the Public Records of Broward County, Florida affect the property. (Blanket Easement)

C) Agreement per O.R. Book 15270, Page 318 of the Public Records of Broward County, Florida, affects the property. (Parking Easement)

D) Easement per O.R. Book 15267, Page 579 of the Public Records of Broward County, Florida affects the property as shown.

E) Easement per O.R. Book 45606, Page 1008 of the Public Records of Broward County, Florida affects the property as shown.

(SCHEDULE B)

Southern Farm Bureau Life Insurance Company, a Mississippi corporation, its successors and/or assigns, as their respective interests may appear.
Chicago Title Insurance Company, Title Guaranty of South Florida, Inc. and Old Republic National Title Insurance Company.
Jeff Ford Henderson and Marcia Bonkston, P.A.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the "2011 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys" jointly established and adopted by ALTA and NSPS, and includes items 1-4 and 6(a), 7(a), 7(b), 7(c), 8, 9, 10(a), 13, 14, 16-18 and 19 of Table A thereof. The field work was completed on the 9th day of July, 2012.

There are 236 Marked Parking Spaces
8 – Handicapped
228 – Regular
Per City of Pompano Parking Chart
Set Backs:
Front – 25 feet
Side – 10 feet
Rear – 10 feet

OFFICE NOTES

field book no. TW Improvements, Pgs. 18 & 20-24
job order no. 12-3-048
drawn by: [illegible]
checked by: [illegible]
drawn on: [illegible]

C:\Users\Survey\AppData\Local\Temp\AcPublish_[illegible].dwg, 7/26/2012 3:33:10 PM EDT

Legal Description

Parcels 1, 2 and 3, Twin S LIMITED PLAT No. 1, according to the plat thereof, as recorded in Plat Book 114, Page 12, of the public records of Broward County, Florida.

Said lands situate, lying and being in the City of Pompano Beach, Broward County, Florida and containing 290,512 square feet or 6.6687 acres, more or less.

(CENTRAL LANDS)

Parcels 1, 2 and 3 of Twin S LIMITED PLAT No. 1, according to the plat thereof as recorded in Plat Book 114, Page 12, of the Public Records of Broward County, Florida being more fully described as follows:

Beginning at the Southwest corner of said Parcel 3, thence N01°00'00"W on the West line of said Parcel 3, a distance of 60.00 feet, thence S88°55'00"W on the South line of said Parcel 1, a distance of 165.00 feet, thence N01°00'00"W on the West line of said Parcel 1, a distance of 240.00 feet, thence N88°55'00"E on a North line of said Parcel 1, a distance of 372.00 feet, thence N01°00'00"W on a Westerly boundary of said Parcel 1, a distance of 226.00 feet, thence N88°55'00"E on the North line of said Parcel 1, a distance of 319.00 feet, thence S01°00'00"E on the East line of said Parcels 1 and 3, a distance of 546.00 feet, thence S88°55'00"W on the South line of said Parcels 2 and 3, a distance of 326.00 feet to the Point of Beginning.

Said lands situate, lying and being in the City of Pompano Beach, Broward County, Florida and containing 290,512 square feet or 6.6687 acres, more or less.

Parcel 4
Lake Park
Plat Book 98, Page 19, B.C.R.

Parcel 5
Sites of Chance
Plat Book 108, Page 49, B.C.R.

CERTIFICATION

We hereby certify that this survey meets the minimum technical standards as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17.05 Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Dated at Fort Lauderdale, Florida, this day of July, 2012.
General information valid thru 30th day of July, 2012.

MALADER-LOY ENGINEERING COMPANY

Bruce A. McIntosh
Registered Land Surveyor No. 5382
State of Florida

12-3-048