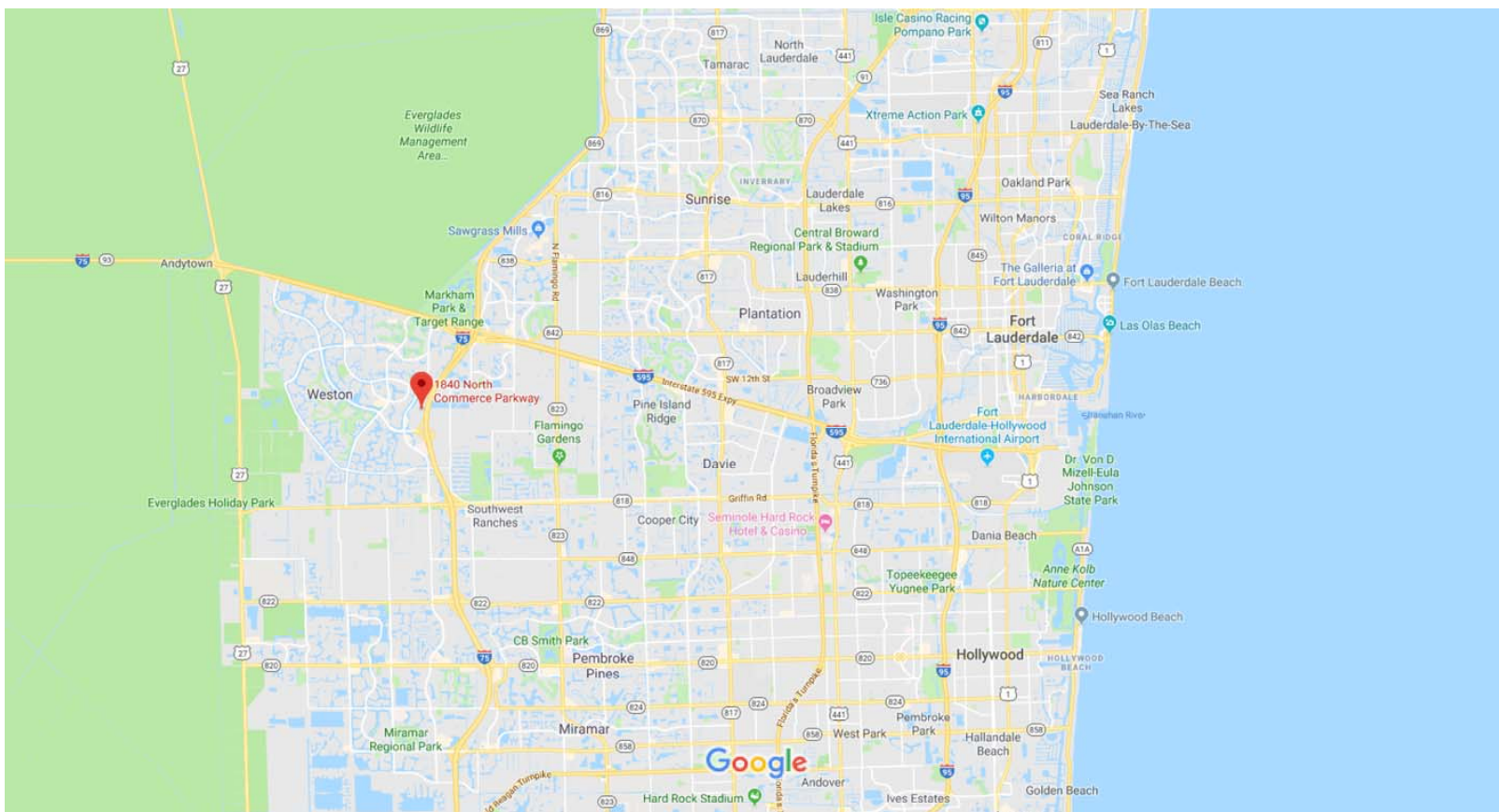


1840 N Commerce Pkwy



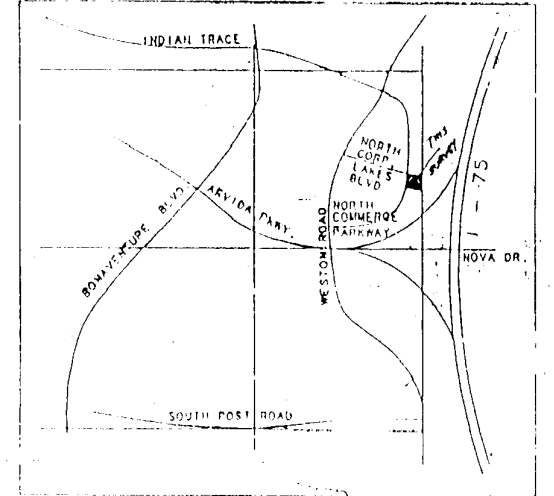
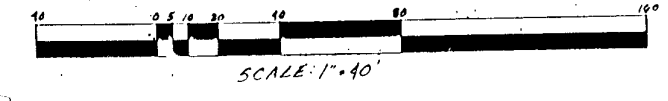
Map data ©2018 Google 2 mi

LEGEND

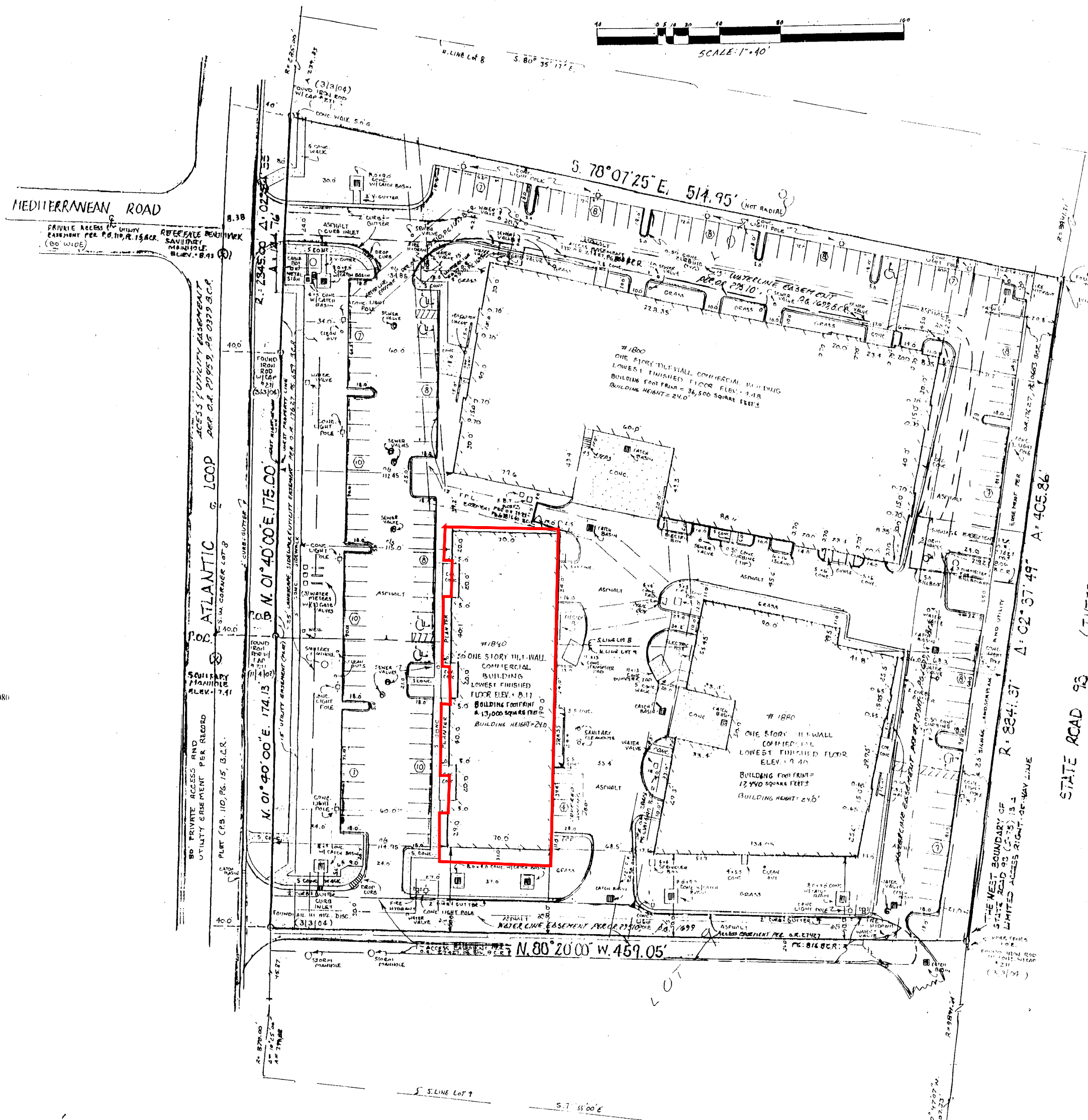
- A = CENTRAL ANGLE (DELTA)
 - R = RADIUS
 - A OR L = ARC LENGTH
 - CH.BRG = CHORD BEARING
 - TAN.BRG = TANGENT BEARING
 - P.O.C. = POINT OF COMMENCEMENT
 - P.O.B. = POINT OF BEGINNING
 - W/MAL CAP = WITH MCLAUGHLIN ENGINEERING CO. CAP
 - P.R.M. = PERMANENT REFERENCE MONUMENT
 - CONC. = CONCRETE
 - C.B.S. = CONCRETE, BLOCK AND STUCCO
 - MISC. = MISCELLANEOUS
- ELEV. = ELEVATION
 - O/S = OFFSET
 - A/C = AIR CONDITIONING
 - E = 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
 - (1) = NUMBER OF DRAWING SPACE

MCLAUGHLIN ENGINEERING CO.
ENGINEERS - SURVEYORS (F.L. #285)
400 Northeast Third Avenue
FT. LAUDERDALE, FLORIDA 33011
Telephone (954) 763-7611
Telecopier (954) 763-7611

ALTA/ACSM LAND TITLE SURVEY



LOCATION MAP (NTS)



LEGAL DESCRIPTION

PORTIONS OF LOTS 8 AND 9, BLOCK 2, PARK OF COMMERCE, according to the Plat thereof, as recorded in Plat Book 110, Page 15, of the Public Records of Broward County, Florida described as follows:

COMMENCE at the Southwest corner of said Lot 8; thence South 88° 20' 00" East a distance of 40.00 feet to the POINT OF BEGINNING; thence North 01° 40' 00" East, a distance of 175.00 feet to the point of curvature of a curve concave Easterly; thence North along the arc of said curve, having a radius of 2845.00 feet, a central angle of 02° 34' 55", for an arc distance of 144.76 feet; thence South 78° 07' 25" East, along a non-tangent line, a distance of 514.95 feet to a point on the arc of a curve concave Easterly, whose radius point bears South 79° 44' 17" East, from the last described point, thence Southerly along the Westerly right-of-way of State Road 93 (Interstate 75) and the arc of said curve, having a radius of 8841.37 feet, a central angle of 02° 37' 49", for an arc distance of 405.86 feet; thence North 88° 20' 00" West, along a non-tangent line, a distance of 459.05 feet; thence North 01° 40' 00" East, a distance of 174.13 feet to the POINT OF BEGINNING.

Said lands situate, lying and being on the Town of Weston, Broward County, Florida containing 217,800 square feet of 5.00 acres more or less, Section 17, Township 50 South, Range 40 East.

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 11th DAY OF FEBRUARY, 1998.

FOUNDATION LOCATION AND ELEVATIONS TAKEN THIS 14th DAY OF APRIL, 1978.
FOUNDATION LOCATION OF SOUTHWEST BUILDING AND ELEVATIONS TAKEN THIS 13th DAY OF NOVEMBER, 1978.
ALTA/ACSM CERTIFICATION AND TITLE INSURANCE COMMITMENT INFORMATION ADDED THIS 10th DAY OF SEPTEMBER, 1978.
FINAL SURVEY MADE THIS 10th DAY OF DECEMBER, 1978.
GENERAL REVISIONS ADDED THIS 2nd DAY OF NOVEMBER, 1978.
RESERVED TITLE COMMITMENT INFORMATION ADDED THIS 10th DAY OF SEPTEMBER, 1978.
General revisions and notes added this 3rd day of January, 2001.
REVISIONS THIS 3rd DAY OF MARCH, 2004.

SURVEYOR'S CERTIFICATION

TO:
Principal Title Insurance Company, an Iowa Corporation, Weston Business Plaza, 110 and their successors and assigns and First American Title Insurance Company
This is to certify that this map or plat and the survey on which it is based as surveyed on March 27, 2003, 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) and the National Society of Professional Surveyors (NSPS) in 1999 and includes items 1, 2, 3, 4, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16 of Table "A", thereof, Pursuant to the Accuracy Standards as adopted by ALTA, NSPS and ACSM and in effect on the date of this certification of an Urban Survey. 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.
Dated March 27, 2004

This survey reflects any easements, road reservations or rights-of-way of record affecting this property per First American Title Insurance Company, Commitment No. FA-4-7459, dated January 29, 2004 at 8:00 a.m.

- Notes corresponding to Schedule B II exceptions:
9. Easements per Plat Book 110, Page 15, B.C.R. affects this property as shown (20 foot drainage easement per plat was vacated per O.R. 17337, Page 756, B.C.R. O.R. 17382, Page 527, B.C.R. and by Resolution 96-2080 per O.R. 17611, Page 41, B.C.R. and Resolution 1997-1288 per O.R. 27460, Page 0280 B.C.R.)
 10. Reservations per Deed Book 46, Page 240, B.C.R. and subsequent releases affect this property.
 11. Reservations per Deed Book 469, Page 396, B.C.R. and subsequent releases affect this property.
 12. Reservations per Deed Book 469, Page 502, B.C.R. and subsequent releases affect this property.
 13. Ordinance No. 75-22, per OR 8525, Page 134, B.C.R. affects this property. (nothing plottable)
 14. Restrictions per OR 11355, Page 680, B.C.R. and subsequent amendments affect this property.
 15. Restrictions per OR 11355, Page 692, B.C.R. and subsequent amendments affect this property.
 16. Restrictions per OR 13352, Page 145, B.C.R. affects this property.
 17. Agreement per OR 13774, Page 40, B.C.R. affects this property.
 18. Agreement per OR 13790, Page 853, B.C.R. affects this property.
 19. Ordinance No. 87-79 per OR 14978, Page 184, B.C.R. and subsequent amendments affect this property.
 20. Restrictions per OR 15064, Page 536, B.C.R. and subsequent amendments affect this property.
 21. Ordinance No. 88-33 per OR 15616, Page 629, B.C.R. affects this property.
 22. Restrictions per OR 17006, Page 12, B.C.R. and subsequent amendments affect this property.
 23. Easement per OR 17627, Page 653, B.C.R. affects this property as shown.
 24. Easement per OR 17627, Page 659, B.C.R. affects this property as shown.
 25. Restrictions per OR 18525, Page 392, B.C.R. affects this property.
 26. Restrictions per OR 19921, Page 285, B.C.R. affects this property contains expiration date of 9-22-97
 27. Restrictions per OR 23386, Page 970, B.C.R. affects this property.
 28. Ordinance No. 95-54 per OR 24316, Page 822, B.C.R. affects this property.
 29. Restrictions per OR 27427, Page 686, B.C.R. may affect this property. (no exhibit B contained therein)
 30. Consent per OR 27427, Page 692, B.C.R. affects this property.
 31. Agreement per OR 27427, Page 697, B.C.R. affects this property.
 32. Agreement per OR 27427, Page 705, B.C.R. affects this property.
 33. Restrictions per OR 27427, Page 792, B.C.R. and subsequent amendments affect this property.
 34. Access Easement per OR 27427, Page 806, B.C.R. affects this property as shown.
 35. Access Easement per OR 27427, Page 816, B.C.R. affects this property as shown.
 36. Agreement per OR 27537, Page 253, B.C.R. affects this property.
 37. Easement per OR 28191, Page 517, B.C.R. does not affect this property.
 38. Easement per OR 28401, Page 638, B.C.R. affects this property as shown.
 39. Easement per OR 28401, Page 640, B.C.R. affects this property as shown.
 41. Easement per OR 229510, Page 1699, B.C.R. affects this property as shown.
 42. Resolution No. 97-17 per OR 29548, Page 313, B.C.R. affects this property.

NOTE: THIS SURVEY REFLECTS ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD AS SHOWN ON THE ABOVE REFERENCED RECORD PLAT. 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 LEGAL DESCRIPTION DOES NOT INFER TITLE OR OWNERSHIP

MCLAUGHLIN ENGINEERING CO.
Carl E. Albrecht
Carl E. Albrecht
Registered Land Surveyor No. 4185
State of Florida