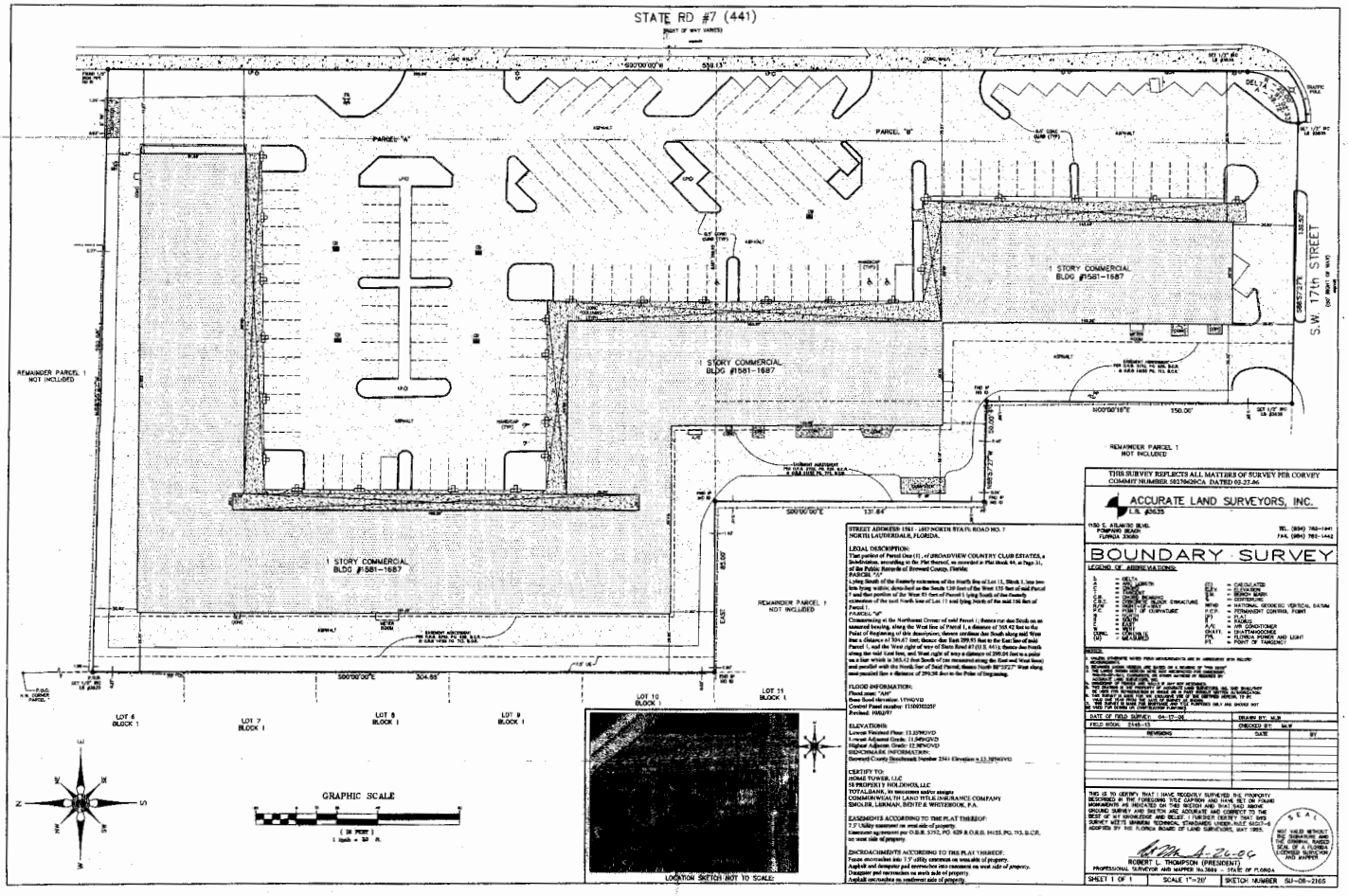

STREET ADDRESS: 1561 - 1687 NORTH STATE ROAD NO. 7
NORTH LAUDERDALE, FLORIDA.

LEGAL DESCRIPTION:
That portion of Parcel One (1) of BROADVIEW COUNTRY CLUB ESTATES, a Subdivision, according to the Plat thereof, as recorded in Plat Book 69, at Page 31, of the Public Records of Broward County, Florida:
PARCEL "A":
Lying South of the Easterly extension of the North line of Lot 11, Block 1, less less less lying within, described as the South 120 feet of the West 155 feet of said Parcel 1 and that portion of the West 85 feet of Parcel 1 lying South of the Easterly extension of the said North line of Lot 11 and lying North of the said 120 feet of Parcel 1.
PARCEL "B"
Commencing at the Northeast Corner of said Parcel 1; thence run due South on an assumed bearing, along the West line of Parcel 1, a distance of 305.42 feet to the Point of Beginning of this description; thence continue due South along said West line a distance of 304.67 feet; thence due East 399.93 feet to the East line of said Parcel 1, and the West right of way of State Road #7 (U.S. 441); thence due North along the said East line, and West right of way a distance of 299.04 feet to a point on a line which is 305.42 feet South of the measured along the East and West lines) and parallel with the North line of Said Parcel; thence North 90°00'00" West along said parallel line a distance of 299.58 feet to the Point of Beginning.

FLOOD INFORMATION:
Flood zone: "AH"
Base flood elevation: 11NGVD
Control Panel number: 1100010255
Revised: 08/01/97

ELEVATIONS:
Lowest Finished Floor: 13.20'NGVD
Lowest Adjacent Grade: 11.94'NGVD
Highest Adjacent Grade: 12.30'NGVD
BENCHMARK INFORMATION:
Broward County Benchmark Number 2541 Elevation = 13.38'NGVD

CERTIFY TO:
HOME TOWER, LLC
SI PROPERTY HOLDINGS, LLC
TOTALBANK, its successors and/or assigns
COMMONWEALTH LAND TITLE INSURANCE COMPANY
SMOLER, LURMAN, BEISTE & WHITEBOOK, P.A.

EASEMENTS ACCORDING TO THE PLAT THEREOF:
7.5' Utility easement on west side of property.
Easement agreement per O.R.B. 5752, PG. 629 & O.R.B. 14155, PG. 793, B.C.R. on west side of property.

ENCROACHMENTS ACCORDING TO THIS PLAT THEREOF:
Fence encroaches into 7.5' utility easement on west side of property.
Asphalt and dumpster pad encroaches onto easement on west side of property.
Dumpster pad encroaches on north side of property.
Asphalt encroaches on southwest side of property.

THIS SURVEY REFLECTS ALL MATTERS OF SURVEY PER CORVEY COMMIT NUMBER 5027606SCA DATED 03-27-06

ACCURATE LAND SURVEYORS, INC.
L.B. #3635

1150 S. ATLANTIC BLVD.
POMPANO BEACH
FLORIDA 33060

TEL. (954) 782-1441
FAX. (954) 782-1442

BOUNDARY SURVEY

LEGEND OF ABBREVIATIONS:

Δ	= DELTA		
L	= ARC LENGTH	CLC	= CALCULATED
R	= RADIUS	ELEV	= ELEVATION
P.O.B.	= POINT OF BEGINNING	BM	= BENCH MARK
C.B.S.	= CONCRETE BLOCK STRUCTURE	CONC	= CONTINUING
P.O.C.	= POINT OF COMMENCEMENT	NGVD	= NATIONAL GEODETIC VERTICAL DATUM
P.O.T.	= POINT OF TERMINATION	P.C.P.	= PERMANENT CONTROL POINT
F	= FIELD	P.T.	= TANGENT
M	= MEASURED	R	= RADIUS
D	= DEED	A/C	= AIR CONDITIONER
C	= CALCULATED	ASPH.	= ASPHALT
CONC.	= CONCRETE	F.P.L.	= FLORIDA POWER AND LIGHT
(U)	= UNDERLINE	P.T.	= POINT OF TANGENCY

NOTES:
1. UNLESS OTHERWISE NOTED FIELD MEASUREMENTS ARE IN ACCORDANCE WITH FBLPS.
2. BEARINGS SHOWN HEREON ARE BASED ON A BEARING OF "SOUTH 90°00'00" EAST" ALONG THE SOUTH LINE OF THE SUBJECT PROPERTY.
3. UNDERGROUND UTILITY LOCATIONS ARE NOT SHOWN HEREON BY AGREEMENT BETWEEN THE UNDERSIGNED AND THE CLIENT.
4. THIS DRAWING IS THE PROPERTY OF ACCURATE LAND SURVEYORS, INC. THE REPRODUCTION OF THIS DRAWING IN WHOLE OR IN PART IS PROHIBITED WITHOUT THE WRITTEN PERMISSION OF ACCURATE LAND SURVEYORS, INC.
5. THE SUBJECT PROPERTY IS NOT LOCATED IN THE 100 YEAR FLOOD ZONE.
6. THE SUBJECT PROPERTY IS NOT LOCATED IN THE WETLANDS.
7. THE SIZE AND LOCATION OF ALL BUILDINGS AND IMPROVEMENTS ARE SHOWN ONLY AND SHOULD NOT BE USED FOR BUILDING OR CONSTRUCTION PURPOSES.

DATE OF FIELD SURVEY: 04-17-06	DRAWN BY: MJR
FIELD BOOK: 2145-13	CHECKED BY: MJW

REVISIONS	DATE	BY

THIS IS TO CERTIFY THAT I HAVE REQUALLY SURVEYED THE PROPERTY DESCRIBED IN THE FOREGOING TITLE COMMIT AND HAVE SET OR FOUND MONUMENTS AS INDICATED ON THIS SKETCH AND THAT SAID SKETCH AND DESCRIPTION ARE TRUE AND CORRECT AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. FURTHER, I CERTIFY THAT THIS SURVEY MEETS MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN FLORIDA AS ADOPTED BY THE FLORIDA BOARD OF LAND SURVEYORS, MAY 1993.

SEAL
NOT VALID WITHOUT THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

ROBERT L. THOMPSON (PRESIDENT)
PROFESSIONAL SURVEYOR AND MAPPER No.3889 - STATE OF FLORIDA

SHEET 1 OF 1	SCALE 1"=30'	SKETCH NUMBER SU-06-2165