

PROPERTY ADDRESS:
777 AND 767 STATE ROAD 7
MARGATE, FLORIDA

LEGEND

- Δ = 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/MCL CAP. = WITH McLAUGHLIN ENGINEERING CO. CAP.
- P.R.M. = PERMANENT REFERENCE MONUMENT
- CONC. = CONCRETE
- C.B.S. = CONCRETE, BLOCK AND STUCCO
- ELEV. = ELEVATION
- O/S = OFFSET
- A/C = AIR CONDITIONING
- (C) = 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
- P.G. = PAGE
- R/W = RIGHT-OF-WAY

CLASS "A", ALTA / ACSM LAND TITLE SURVEY

PARCEL "B", MINI MART DEVELOPMENT CORP. SUBDIVISION (PLAT BOOK 81, PAGE 49, B.C.R.) AND THE N 1/2 OF PARCEL "A", 441 SOUTH, L.T.D., II (PLAT BOOK 124, PAGE 41, B.C.R.)

SURVEYOR'S CERTIFICATE:
The undersigned, being a duly licensed and qualified surveyor in the State of Florida, does hereby certify to Peoples Southwest Real Estate Limited Partnership, Electric Capital Corporation and Lender, The Investors Corporation, that this survey print is a true and accurate survey based on an inspection of the following described real estate (see "Premises").

LEGAL DESCRIPTION:
Parcel "B", MINI MART DEVELOPMENT CORP. SUBDIVISION, according to the Plat thereof, recorded in Plat Book 81, Page 49, Public Records of Broward County, Florida; said lands situate, lying and being in Broward County, Florida.

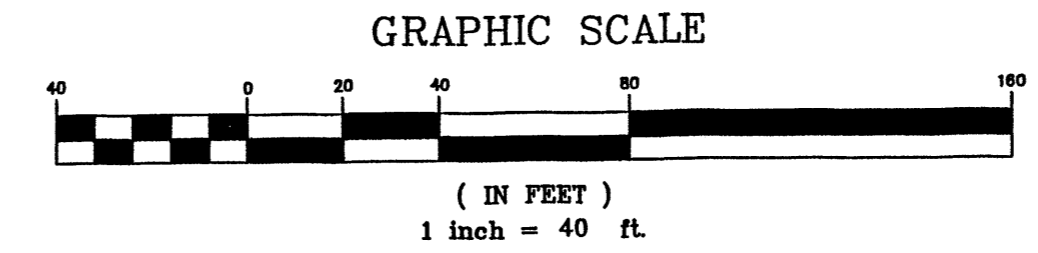
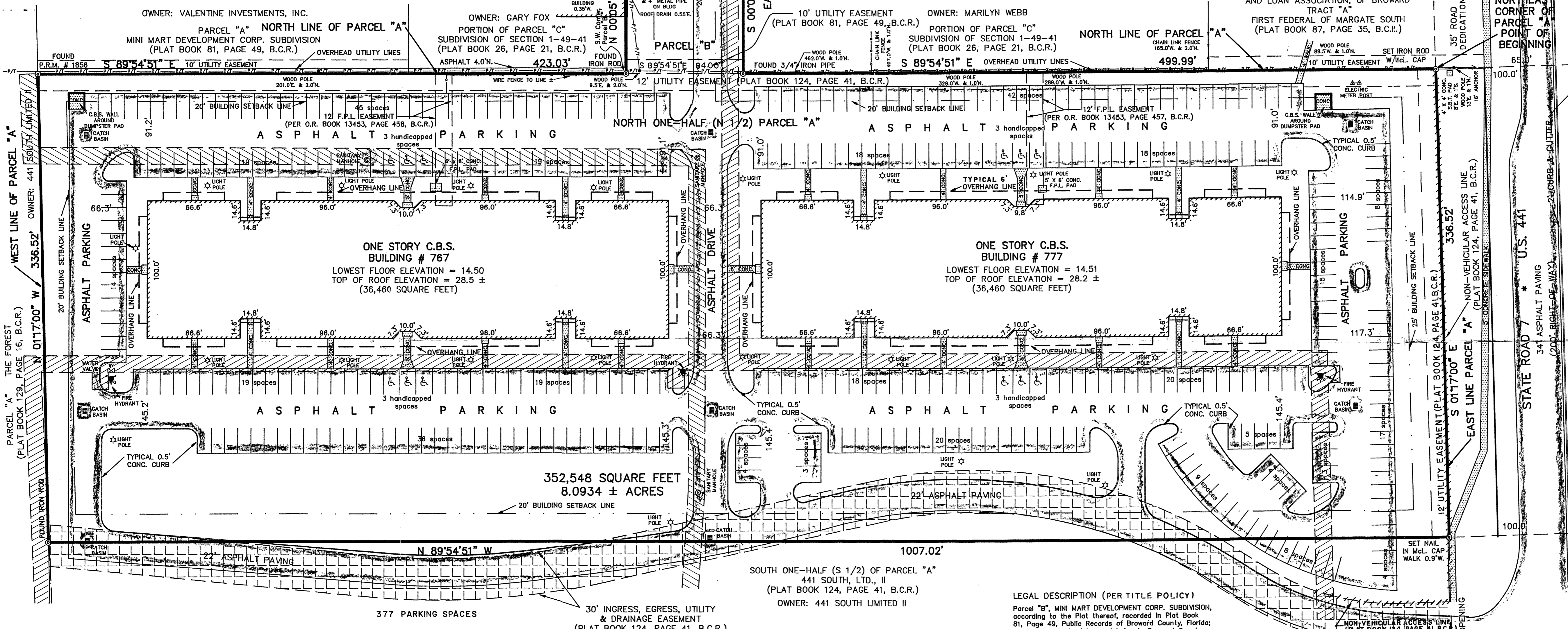
TOGETHER WITH:
The North One-Half (1/2) of Parcel "A", 441 SOUTH, L.T.D., II, according to the Plat thereof, recorded in Plat Book 124, Page 41, Public Records of Broward County, Florida.

All of above lands more fully described as follows:

Beginning at the Northeast corner of said Parcel "A"; thence South 01°17'00" East, on the East line of said Parcel "A", a distance of 336.52 feet; thence North 89°54'51" West, a distance of 1007.02 feet; thence North 01°17'00" West, on the West line of said Parcel "A", a distance of 336.52 feet; thence South 89°54'51" East, on the North line of said Parcel "A", a distance of 423.03 feet; on the Southwest corner of said Parcel "B"; thence North 00°05'09" East, on the West line of said Parcel "B", a distance of 163.84 feet; thence South 89°54'51" East, on the North line of said Parcel "B", a distance of 84.00 feet; thence South 00°05'09" West, on the East line of said Parcel "B", a distance of 163.84 feet; thence South 89°54'51" East, on the North line of said Parcel "A", a distance of 499.99 feet, to the Point of Beginning.

Said lands situate, lying and being in the City of Margate, Broward County, Florida, and containing 352,548 square feet or 8.0934 acres more or less.

This survey print was prepared by me and was actually made upon the ground; that the ratio and precision of this survey print is correct and accurately represents the boundaries and area of the Premises; that the lines shown on the survey print and the line of actual possession are the same; that all utility easements and encroachments shown on the survey print are in accordance with the requirements of the Florida Board of Land Surveyors, Department of Professional Regulation and the Surveyors' Code of Ethics, and that the survey was conducted in accordance with the requirements of the Florida Board of Land Surveyors, Department of Professional Regulation and the Surveyors' Code of Ethics; that the information shown hereon has been obtained by an actual boundary survey on the ground; that it is correct and shows a fixed and determinable position and location of the Premises (including the position of the point of beginning) and the location and dimensions of (a) existing buildings, structures, and other improvements situated on the surveyed Premises; (b) driveway or other curb cuts along any existing streets; (c) encroachments into the Premises; (d) encroachments of any buildings or other improvements situated on the Premises onto the premises or rights-of-way abutting the Premises; that except as shown, (i) there are no encroachments or rights-of-way affecting the Premises that would be visible by a careful physical inspection of the Premises; that one of record or that are known by the undersigned, other than those shown on the survey print; (ii) there are no party walls, encroachments or overhangs on adjoining premises, streets, alleys, easements or rights-of-way by any of said buildings, structures or other improvements; (iii) there are no encroachments or overhangs on the Premises by buildings, structures or other visible improvements shown located on or running across the Premises; and the dimensions of some have been accurately located and stated herein; that the survey reflects boundary lines of all public and private streets, alleys, easements or rights-of-way which have been shown on the survey; that the boundary lines of the subject property are contiguous with the boundary lines of all adjoining parcels; that the area shown as described in that most recent respective legal descriptions of record, that except as shown hereon, no part of the surveyed property serves any adjoining parking area and the number of parking spaces have been accurately located and stated herein; that this survey print accurately and correctly shows the distances from each building structure to the nearest fronting property line of the Premises; the accurate graphic location of all visible improvements and of applicable building setback lines located on the Premises; the courses and measured distances of the exterior property lines of the Premises; the scale, the north direction, the distance to the nearest intersecting street and the point of reference where the Premises are measured; the width of the street or streets on which the Premises abut; the Lot, Block, Tract or Parcel number shown on any map or plat to which reference is made in the legal description of the Premises, together with the recording reference for said map or plat; a fixed and determinable position and location on the Premises (including the position of the point of beginning); the area and location and types of all buildings, structures and other improvements situated on the Premises; and that, except as shown, all are within the boundary lines and applicable setback lines of the Premises; the location and names of all public and private streets or alleys located on the Premises or adjacent thereto, all of which are public unless otherwise noted; that ingress and egress to the Premises hereon, upon which the Premises abut, the same being a paved and dedicated right-of-way maintained by the City of Margate and the State of Florida; the location, dimension and recording date of all easements, rights-of-way and other applicable encroachments of record located on (or otherwise affecting) the Premises, including without limitation, all encroachments shown on the Surveyors' Code of Ethics, No. 82-00-00000, dated 10/2/83 at 8:00 A.M. as amended 11/6/82; the location and dimension of all unrecorded easements, rights-of-way and party walls on the Premises; the location of any visible utility transformer located on the Premises; the location of the visible storm drainage apparatus; and that the surveyed premises contain 352,548 square feet or 8.0934 acres more or less.



ALTA / ACSM LAND TITLE SURVEY
FOR INQUIRIES CONCERNING THIS SURVEY, CONTACT:

PREPARED BY:

International Land Surveying, Inc.
811 24TH AVENUE S.W. SUITE C
NORMAN, OKLAHOMA 73069
(405)364-9352 (800)247-7905

PREPARED FOR:

J.E. ROBERT COMPANIES

JOB ORDER NUMBER 92-12-JER: E 801

PROJECT LOCATION
MARGATE, FLORIDA.
PROJECT ADDRESS
767 & 777 STATE ROAD 7
PROJECT NAME
THE FOREST EROST

- NOTES:
- There are no other easements, road reservations or rights-of-way of record, per Chicago Title Insurance Company, Commitment Number 10-918-10-06-19222, Dated September 27, 1992, at 8:00 a.m.
 - Underground Improvements if any not located.
 - This drawing is not valid unless sealed with an embossed surveyor's seal.
 - Boundary survey information does not infer Title or Ownership.
 - All iron rods 5/8" unless otherwise noted.
 - Reference Bench Marks: Broward County Bench Mark No. 939, Top of Concrete Pipe at State Road 7 and the C-13 Canal, Elevation= 16.137
 - Elevations shown refer to National Geodetic Vertical Datum (1929), and are indicated thus: ⁺
 - This property lies in Flood Zone "AH", per Flood Insurance Rate Map Number 12011C0205 F, Dated August 18, 1992, Base Elevation = 11.
 - Bearings shown refer to record plat (81/49), and assumes the South right-of-way line of S.W. 7th Street as South 89° 54'51" East.
 - Parking spaces shown hereon, are approximately 9' X 18'.
 - Building setback lines, per the City of Margate Planning Department (Mr. Brower):
Front - 25 FEET
Side - 20 FEET
Rear - 20 FEET
Height - 100 FEET
- EASEMENT / RESTRICTIVE NOTES:
- Parcel "A" is restricted to 146,000 square feet of office, per Plat Book 124, page 41, B.C.R.
 - Reservations reserved in Deed Book 10, Page 74, B.C.R., were released by Release of Reservation per O.R. Book 13013, Page 925, B.C.R.
 - Agreement per O.R. Book 3920, Page 981, B.C.R. and Amendment Agreement per O.R. Book 3976, Page 154, B.C.R., affect a portion of this property. (NOTHING PLOTTABLE)
 - Easement per O.R. Book 5492, Page 659, may affect this property, but is not plottable.
 - Restrictions per O.R. Book 8446, Page 614, B.C.R. affect this property. (NOTHING PLOTTABLE)
 - Developer Agreements per O.R. Book 11858, Page 375, B.C.R. and O.R. Book 12236, Page 200, B.C.R. affect this property (NOTHING PLOTTABLE); per O.R. Book 18709, Page 902, B.C.R., does not affect this property and per O.R. Book 19275, Page 960, B.C.R., may affect this property, but Exhibit "A", referred to therein, was not attached.
 - Agreements per O.R. Book 12880, Page 922, B.C.R. and O.R. Book 15619, Page 138, B.C.R., affect this property. (NOTHING PLOTTABLE)
 - 12' WATER MAIN EASEMENT, PER O.R. BOOK 14001, PAGE 862, B.C.R., IS INDICATED THUS:
 - 12' SANITARY SEWER LINE EASEMENT, PER O.R. BOOK 14001, PAGE 864, B.C.R., IS INDICATED THUS:
 - The 12' WATER MAIN Easement has been modified to reflect the intent.
(1) On line 16 - 87' should be 0'.
(2) On line 16 - 431.44' should be 415.44'.
A SURVEYOR'S CERTIFICATE would be prepared if necessary.
 - 12' F.P.L. easement per O.R. Book 13453, Pages 457 & 458, B.C.R. affects this property. (as shown)

LEGAL DESCRIPTION (PER TITLE POLICY)
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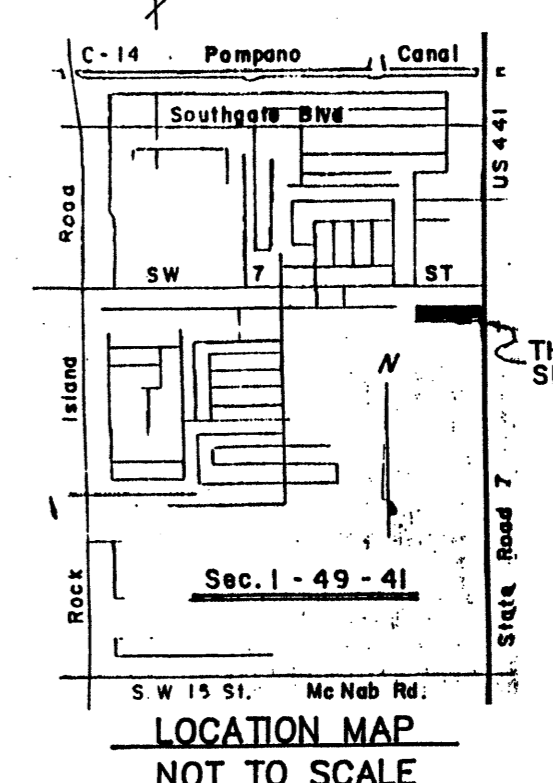
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CERTIFICATION OF STATUTORY COMPLIANCE
We hereby certify that this survey meets the minimum technical standards as set forth by the Florida Board of Professional Land Surveyors in Chapter 21H11-6 Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Dated at Fort Lauderdale, Florida, this 15th day of January, 1993.

McLAUGHLIN ENGINEERING COMPANY

Robert C. McLaughlin
Registered Land Surveyor No. 3356
State of Florida.



SHEET 1 OF 1

REVISIONS: DATE: 3/19/93

DATE: 1/19/93
DRAWN BY: JMM-Jr.
Dwg. No.

93.3.96