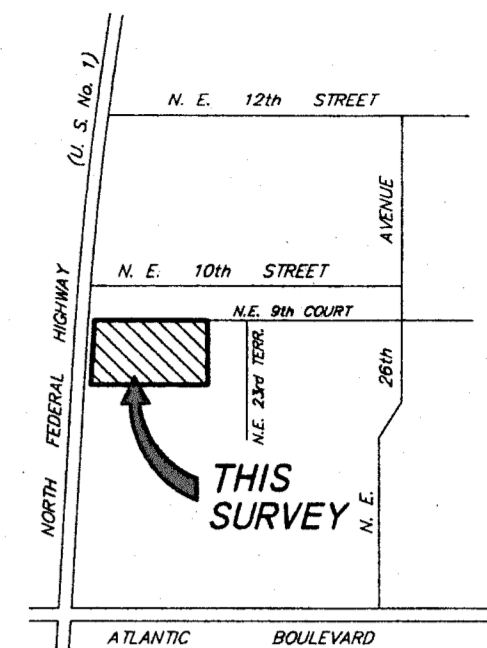
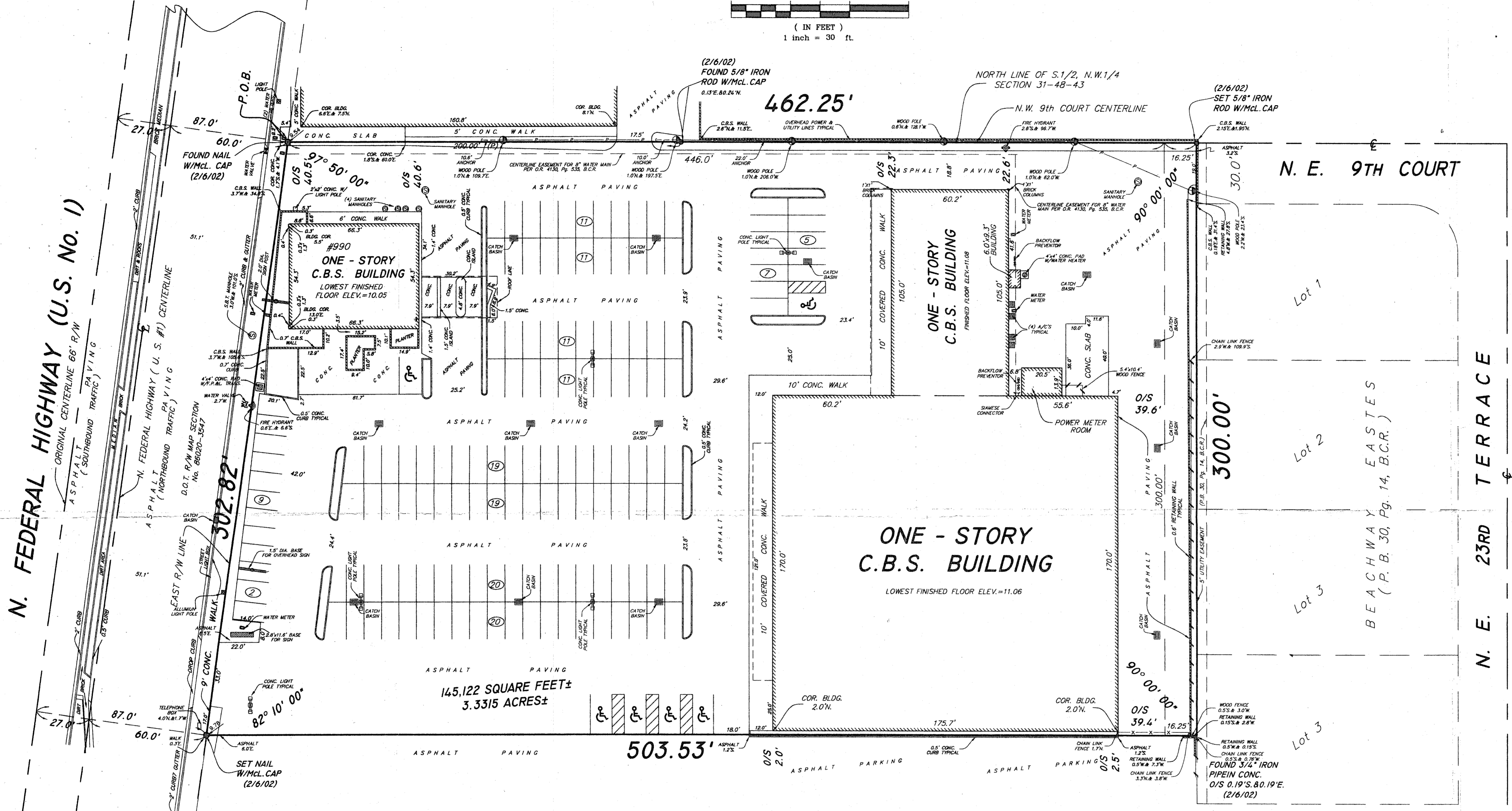
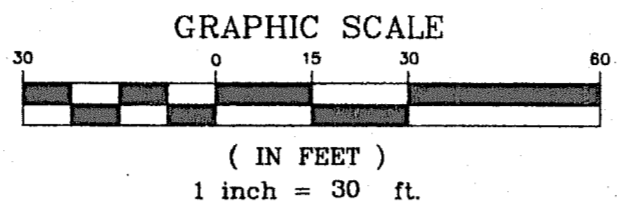


prepared by
MCLAUGHLIN ENGINEERING COMPANY (LB#285)
 400 N.E. 3rd AVENUE FORT LAUDERDALE, FLORIDA
 PHONE: (954) 763-7611
 FAX: (954) 763-7615



RECORD LAND SURVEY

PORTION N.W. 1/4 SECTION 31-48-43



LOCATION MAP
NOT TO SCALE

LEGAL DESCRIPTION

All that part of the West three-quarters (W.3/4) of the South one-half (S.1/2) of the Northwest one-quarter (N.W.1/4) lying Easterly of the right-of-way line of U. S. No. 1 (known as Federal Highway) as now located and constructed in Section 31, Township 48 South, range 43 East, described as follows:

BEGINNING on the North boundary line of the South one-half (S.1/2) of the Northwest one-quarter (N.W.1/4) of said Section 31 at a point where the said North boundary line intersects the Easterly boundary line of U. S. Highway No. 1 (as now located and constructed); thence East along the said North boundary, a distance of 446 feet; thence South at the right angle of said North boundary line, a distance of 300 feet; thence West along the line parallel to said North boundary line to the Eastern boundary line of U. S. Highway No. 1 as now located and constructed; thence North along the Easterly boundary of U. S. Highway No. 1 to the POINT OF BEGINNING.

TOGETHER WITH:
 The East 16.25 feet of the following described Parcel:
 All that part of the West three-quarters (W.3/4) of the South one-half (S.1/2) of the Northwest one-quarter (N.W.1/4) of said Section 31 at a point where the said North boundary line intersects the Easterly boundary line of U. S. Highway No. 1 (known as Federal Highway) as now located and constructed in Section 31, Township 48 South, Range 43 East, described as follows:

BEGINNING on the North boundary line of the South one-half (S.1/2) of the Northwest one-quarter (N.W.1/4) of said Section 31 at a point where the said North boundary line intersects the Easterly boundary line of U. S. Highway No. 1 (as now located and constructed); thence East along the said North boundary line, a distance of 462.25 feet; thence South at the right angle of said North boundary line, a distance of 300 feet; thence West along the line parallel to said North boundary line to the Eastern boundary line of U. S. Highway No. 1 (as now located and constructed); thence North along the Easterly boundary of U. S. Highway No. 1 to the POINT OF BEGINNING.

Said lands situate, lying and being in Broward County, Florida, and containing 145,122 square feet or 3.3315 acres more or less.

SURVEYOR'S CERTIFICATE

We hereby certify to CHICAGO TITLE INSURANCE COMPANY JOSHUA L. DUDIN, P.A.; THE INTERNATIONAL BANK OF MIAMI, ITS SUCCESSORS AND/OR ASSIGNS IRELAND POMPAÑO, LTD., A FLORIDA LIMITED PARTNERSHIP that the survey represents a true and correct survey made on the ground under my direct supervision on March 12, 1999; that these buildings do not encroach on any street, title or building lines, nor are there encroachments by improvement from adjoining properties, except as follows: Concrete walk at Northwest corner of property, and that the survey was prepared in accordance with the Minimum Technical Standards as set forth by the Florida Board of Professional Land Surveyors in Chapter 61017-6, Florida Administrative Code, pursuant to Section 472.027, Florida statutes.

Dated at Fort Lauderdale, Florida, this 12th day of March, 1999.
 Resurveyed this 6th day of February, 2002.
 Revised Certifications added this 4th March, 2002.
 Revised Title Commitment Information this 22nd day of March, 2002

MCLAUGHLIN ENGINEERING COMPANY
 JERALD A. MCLAUGHLIN
 Registered Land Surveyor No. 5269
 State of 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
- COR. = CORNER
- BLDG. = BUILDING
- 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.C. = PAGE
- R/W = RIGHT-OF-WAY
- MEAS. = MEASURED
- DIA. = DIAMETER
- Ⓟ = NUMBER OF PARKING SPACES

There are no other Easement, Road Reservations or Rights-of-way of record affecting this property per Chicago Title Insurance Co. Commitment office file Number 300200860 Dated January 16th, 2002, at 6:00 A.M.
 ?? Resolution per O.R. 18930, Page 334, B.C.R. does not affect this property

NOTES:

- 1) This survey reflects all easements and rights-of-way, as shown on above referenced record plat(s). The subject property was not abstracted for other easements road reservations or rights-of-way of record by McLaughlin Engineering Company.
- 2) Underground improvements if any not located.
- 3) This drawing is not valid unless sealed with an embossed surveyors seal.
- 4) Boundary survey information does not infer title or Ownership.
- 5) All iron rods 5/8", unless otherwise noted.
- 6) Reference Bench Mark: City of Pompano Beach Bench Mark No. 25-B, Elevation = 8.73
- 7) Elevations shown refer to National Geodetic Vertical Datum (1929), and are indicated thus: 105.5
- 8) This Property lies in Flood Zone "X", Base Elev.=N/A, per Flood Insurance Rate Map No. 12011C0119 F, Community Panel No. 120055, Dated 8/16/92, Index Map Dated 7/21/95.

OFFICE NOTES
 FIELD BOOK NO. LB#6/6, LB#175/52, LB#188/48,49 & PRINT; T.D.S.; LB#220/26;
 JOB ORDER NO. T-1384; T-6150;
 CHECKED BY: _____
 DRAWN BY: DRP., E.P.

99-3-024

FILE NO.: