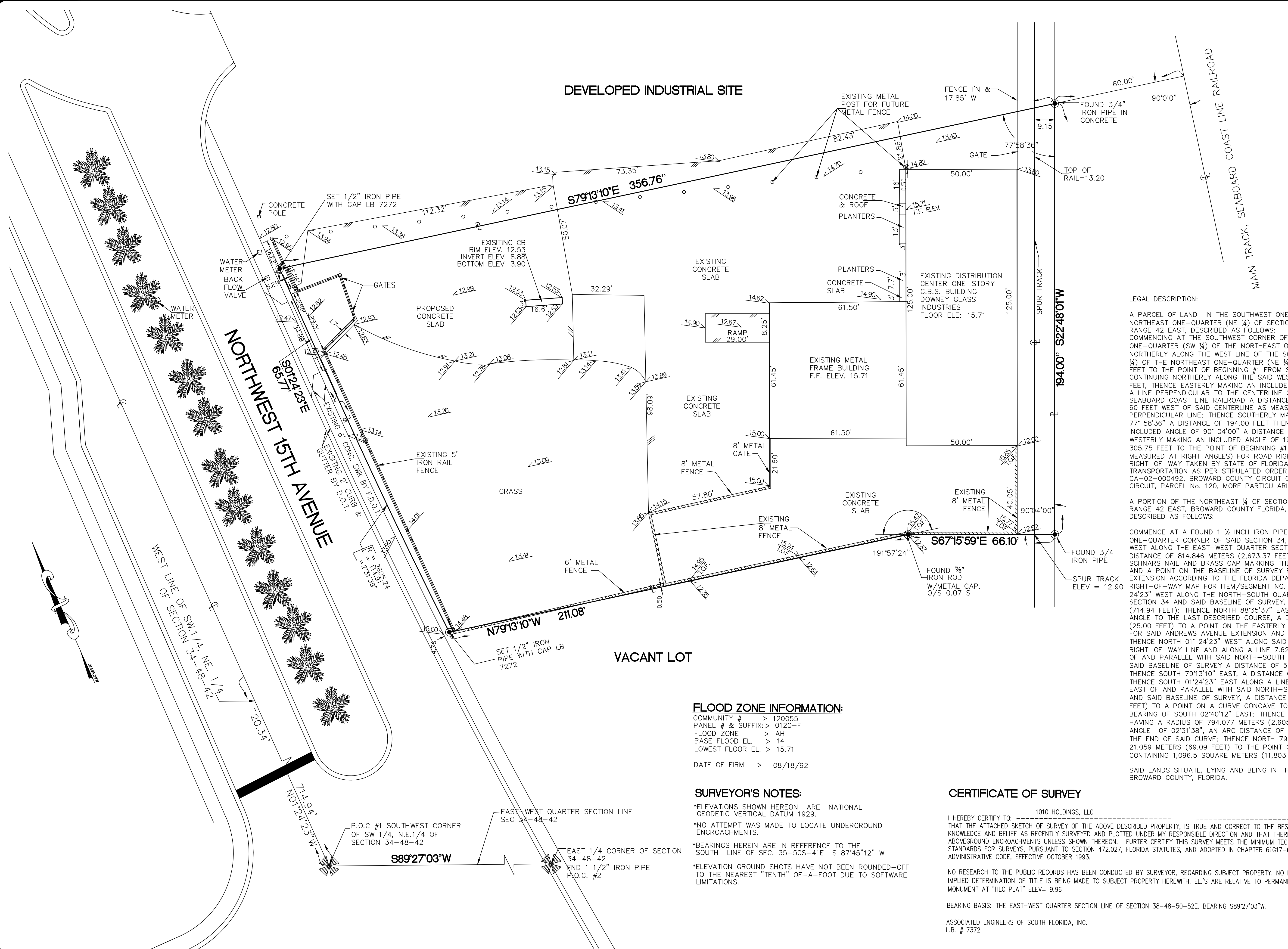


LOCATION MAP
N.T.S.



LEGAL DESCRIPTION:

A PARCEL OF LAND IN THE SOUTHWEST ONE-QUARTER (SW 1/4) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SECTION 34, TOWNSHIP 48 SOUTH, RANGE 42 EAST, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE SAID SOUTHWEST ONE-QUARTER (SW 1/4) OF THE NORTHEAST ONE-QUARTER (NE 1/4); THENCE NORTHERLY ALONG THE WEST LINE OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF THE NORTHEAST ONE-QUARTER (NE 1/4) FOR A DISTANCE OF 720.034 FEET TO THE POINT OF BEGINNING #1 FROM SAID POINT OF BEGINNING CONTINUING NORTHERLY ALONG THE SAID WEST LINE A DISTANCE OF 180.10 FEET, THENCE EASTERLY MAKING AN INCLUDED ANGLE OF 77° 49'00" ALONG A LINE PERPENDICULAR TO THE CENTERLINE OF THE MAIN TRACK OF THE SEABOARD COAST LINE RAILROAD A DISTANCE OF 448.84 FEET TO A POINT 60 FEET WEST OF SAID CENTERLINE AS MEASURED ALONG SAID PERPENDICULAR LINE; THENCE SOUTHERLY MAKING AN INCLUDED ANGLE OF 77° 58'36" A DISTANCE OF 194.00 FEET THENCE NORTHWESTERLY MAKING AN INCLUDED ANGLE OF 90° 04'00" A DISTANCE OF 66.10 FEET; THENCE WESTERLY MAKING AN INCLUDED ANGLE OF 191° 57'24" A DISTANCE OF 305.75 FEET TO THE POINT OF BEGINNING #1, LESS THE WEST 25 FEET (AS MEASURED AT RIGHT ANGLES) FOR ROAD RIGHT-OF-WAY, AND LESS THE RIGHT-OF-WAY TAKEN BY STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION AS PER STIPULATED ORDER OF TAKING CASE No. CA-02-000492, BROWARD COUNTY CIRCUIT COURT OF THE 17TH JUDICIAL CIRCUIT, PARCEL No. 120, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 48 SO UTH, RANGE 42 EAST, BROWARD COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 1 1/2 INCH IRON PIPE MARKING THE EAST ONE-QUARTER CORNER OF SAID SECTION 34, THENCE SOUTH 89° 27'03" WEST ALONG THE EAST-WEST QUARTER SECTION LINE OF SAID SECTION 34, A DISTANCE OF 814.846 METERS (2,673.37 FEET) TO A FOUND KEITH & SCHNARS NAIL AND BRASS CAP MARKING THE CENTER OF SAID SECTION 34 AND A POINT ON THE BASELINE OF SURVEY FOR ANDREWS AVENUE EXTENSION ACCORDING TO THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP FOR ITEM/SEGMENT NO. 2306191; THENCE NORTH 01° 24'23" WEST ALONG THE NORTH-SOUTH QUARTER SECTION LINE OF SAID SECTION 34 AND SAID BASELINE OF SURVEY, A DISTANCE OF 217.915 METERS (714.94 FEET); THENCE NORTH 88°35'37" EAST ALONG A LINE AT A RIGHT ANGLE TO THE LAST DESCRIBED COURSE, A DISTANCE OF 7.620 METERS (25.00 FEET) TO A POINT ON THE EASTERLY EXISTING RIGHT-OF-WAY LINE FOR SAID ANDREWS AVENUE EXTENSION AND THE POINT OF BEGINNING; THENCE NORTH 01° 24'23" WEST ALONG SAID EASTERLY EXISTING RIGHT-OF-WAY LINE AND ALONG A LINE 7.620 METERS (25.00 FEET) EAST OF AND PARALLEL WITH SAID NORTH-SOUTH QUARTER SECTION LINE AND SAID BASELINE OF SURVEY A DISTANCE OF 54.895 METERS (180.10 FEET); THENCE SOUTH 79°13'10" EAST, A DISTANCE OF 20.269 METERS (66.50 FEET); THENCE SOUTH 01°24'23" EAST ALONG A LINE 27.432 METERS (90.00 FEET) EAST OF AND PARALLEL WITH SAID NORTH-SOUTH QUARTER SECTION LINE AND SAID BASELINE OF SURVEY, A DISTANCE OF 20.048 METERS (65.77 FEET) TO A POINT ON A CURVE CONCAVE TO THE EAST, HAVING A CHORD BEARING OF SOUTH 02°40'12" EAST; THENCE SOUTHERLY ALONG SAID CURVE, HAVING A RADIUS OF 794.077 METERS (2,605.24 FEET), THROUGH A CENTRAL ANGLE OF 02°31'38", AN ARC DISTANCE OF 35.025 METERS (114.91 FEET) TO THE END OF SAID CURVE; THENCE NORTH 79°13'10" WEST, A DISTANCE OF 21.059 METERS (69.09 FEET) TO THE POINT OF BEGINNING. CONTAINING 1,096.5 SQUARE METERS (11,803 SQUARE FEET), MORE OR LESS.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA.

LEGEND:

- A. E. = ANCHOR EASEMENT
- A/C = AIR CONDITIONER
- ASPH. = ASPHALT
- B.K. = BLOCK
- B.M. = BENCH MARK
- CL = CENTER LINE
- C.B. = CATCH BASIN
- C.B.S. = CONCRETE BLOCK STRUCTURE
- CLR. = CLEAR (away from property line)
- COR. = CORNER
- C.L.F. = CHAIN LINK FENCE
- CONC. = CONCRETE
- D.E. = DRAINAGE EASEMENT
- DR. HO. = DRILLED HOLE
- DI. = DIK
- EL. = ELEVATION
- E.O.P. = EDGE OF PAVEMENT
- E.O.W. = EDGE OF WATER
- F.B. = FIELD BOOK
- F.F. = FINISHED FLOOR
- F.H. = FIRE HYDRANT
- FND. = FOUND
- FI.R. = FOUND IRON ROD
- F.P. & L. E. = FLORIDA POWER & LIGHT EASEMENT
- G.V. = GATE VALVE
- G.W.A. = GUY WIRE ANCHOR (from power pole)
- I/E. E. = INGRESS/EGRESS EASEMENT
- I.R. = IRON ROD
- M. = MEASURED
- M.H. = MAN HOLE
- M.E. = MAINTENANCE EASEMENT
- NA. & TA. = NAIL AND TAB
- N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM
- NO. (or #) = NUMBER
- O/H = OFFSET
- O/S = OFFSET
- O.R.B./PG. = OFFICIAL RECORD BOOK & PAGE
- PL. = PROPERTY LINE
- P.I. = POINT OF INTERSECTION
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- P.P. = POWER POLE
- P.R.M. = PERMANENT REFERENCE MONUMENT
- P.V.M.T. = PAVEMENT
- R. = RECORD (from public documents)
- R. P. = RADIUS POINT
- R/W. = RIGHT-OF-WAY
- S.P. = STEEL PIPE
- S.B.T.E. = SOUTHERN BELL TELEPHONE EASEMENT
- S.B.T.R. = SOUTHERN BELL TELEPHONE RISER
- SIP. = SET 1/2" IRON ROD, CAP #3354
- SIP. = SET 1/2" STEEL PIPE, CAP #3354
- S/W. = SIDE WALK
- T.O.B. = TOP OF BANK
- U.E. = UTILITY EASEMENT
- W.F. = WOOD FENCE
- W.F. = WIRE FENCE
- CO. = CLEANOUT
- CLR. = CLEAR
- Enc. = ENCROACHMENT
- DF. = DRAIN FIELD
- ID. = IDENTIFICATION ON MONUMENT FOUND
- LP. = LIGHT POLE

FLOOD ZONE INFORMATION:

COMMUNITY # > 120055
 PANEL # & SUFFIX: > 0120-F
 FLOOD ZONE > AH
 BASE FLOOD EL. > 14
 LOWEST FLOOR EL. > 15.71
 DATE OF FIRM > 08/18/92

SURVEYOR'S NOTES:

- *ELEVATIONS SHOWN HEREON ARE NATIONAL GEODETIC VERTICAL DATUM 1929.
- *NO ATTEMPT WAS MADE TO LOCATE UNDERGROUND ENCROACHMENTS.
- *BEARINGS HEREIN ARE IN REFERENCE TO THE SOUTH LINE OF SEC. 35-50S-41E S 87°45'12" W
- *ELEVATION GROUND SHOTS HAVE NOT BEEN ROUNDED-OFF TO THE NEAREST "TENTH" OF-A-FOOT DUE TO SOFTWARE LIMITATIONS.

CERTIFICATE OF SURVEY

I HEREBY CERTIFY TO: 1010 HOLDINGS, LLC
 THAT THE ATTACHED SKETCH OF SURVEY OF THE ABOVE DESCRIBED PROPERTY, IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND PLOTTED UNDER MY RESPONSIBLE DIRECTION AND THAT THERE ARE NO ABOVEGROUND ENCROACHMENTS UNLESS SHOWN THEREON. I FURTHER CERTIFY THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS FOR SURVEYS, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND ADOPTED IN CHAPTER 61G17-6.003, FLORIDA ADMINISTRATIVE CODE, EFFECTIVE OCTOBER 1993.
 NO RESEARCH TO THE PUBLIC RECORDS HAS BEEN CONDUCTED BY SURVEYOR, REGARDING SUBJECT PROPERTY. NO EXPRESSED NOR IMPLIED DETERMINATION OF TITLE IS BEING MADE TO SUBJECT PROPERTY HEREWITH. EL'S ARE RELATIVE TO PERMANENT REFERENCE MONUMENT AT "HLC PLAT" ELEV= 9.96
 BEARING BASIS: THE EAST-WEST QUARTER SECTION LINE OF SECTION 38-48-50-52E. BEARING S89°27'03"W.
 ASSOCIATED ENGINEERS OF SOUTH FLORIDA, INC.
 L.B. # 7372

SYMBOL LEGEND:

- LP ∅ = LIGHT POLE
- E— = PROPERTY LINE
- C— = CENTER LINE
- D = CHAIN LINK FENCE
- X—X— = EXISTING CONCRETE

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

CAD FILE NAME: 05-115SURVEY.DWG

ASSOCIATED ENGINEERS OF SOUTH FLORIDA, INC.
 PLANNING • STUDIES • DESIGN • INSPECTION SERVICES
 6480 GRIFFIN ROAD, SUITE B1, DAVIE, FL 33314
 PHONE: (954) 684-2862
 CERTIFICATE OF AUTHORIZATION NO. 8862
 CERTIFICATE OF AUTHORIZATION NO. 7972

SYMBOL	NO.	DATE	REVISION	BY
	1	10-23-10	REVISION AS PER B.C.D.E.R.D. COMMENTS	VA.

Last day of field work:	G.X.A.	Date	04/10
Drawn:	G	Date	04/10
Checked:	G.X.A. & F.A.A.		

CERTIFIED BY: FRANCISCO A. AGUIRRE, P.E., P.L.S.
 REGISTERED LAND SURVEYOR No. 3354
 STATE OF FLORIDA

SCALE FOR: 1"=20'

PROJECT: 1010 HOLDINGS, LLC.

PROJECT NO.: 10-105
 SHEET NO.: 1 OF 1
 PORTION OF S.W 1/4 OF N.E 1/4 OF SECTION 34-48-42
BOUNDARY SURVEY

PROJECT NO.: 10-105
 SHEET NO.: 1 OF 1