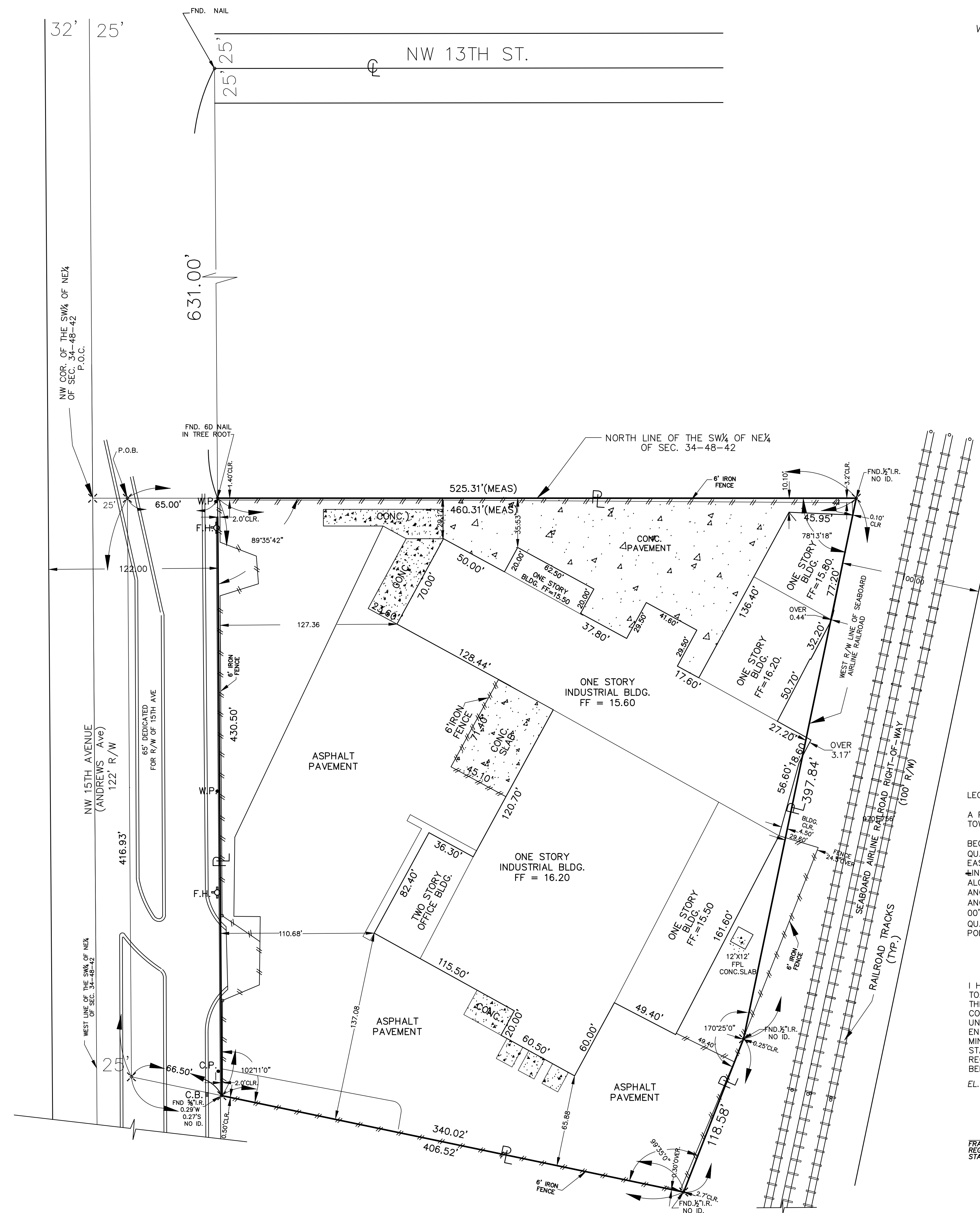
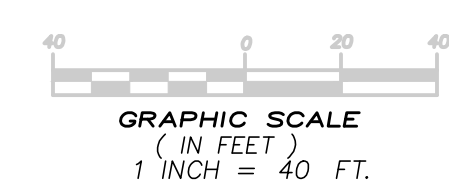


BOUNDARY SURVEY

WITH LOCATION OF EXISTING STRUCTURES



- LEGEND: A/C = AIR CONDITIONER, ASPH. = ASPHALT, B.L.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, EL. = ELEVATION, F.B. = FIELD BOOK, F.F. = FINISHED FLOOR, F.H. = FIRE HYDRANT, FND. = FOUND, IR. = IRON ROD, I.R. = IRON ROD, M. = MEASURED, R. = RECORD, N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM, NO. (or #) = NUMBER, O/H = OVERHEAD, O/S = OFFSET, O.R.B./PG. = OFFICIAL REGISTRY BOOK & PAGE, PL. = PROPERTY LINE, P.P. = POWER POLE, P.V.M.T. = PAVEMENT, R. = RECORD (from public documents), R/W = RIGHT-OF-WAY, W.F. = WOOD FENCE, W.F. = WIRE FENCE, 1.50 = DENOTES EXISTING TERRAIN ELEVATION, = PROPERTY LINE, = CENTER LINE, = FIRE HYDRANT, = POWER POLE

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

LEGAL DESCRIPTION:

A PORTION OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 34, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, MORE FULLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF SAID SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 34, A DISTANCE OF 25.00 FEET OF THE NORTHWEST CORNER THEREOF, THENCE EAST ALONG SAID NORTH LINE A DISTANCE OF 525.31 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF SEABOARD AIRLINE RAILROAD; THENCE SOUTHERLY MAKING AN INCLUDED ANGLE OF 78° 13' 18" AND ALONG THE SAID WEST RIGHT OF WAY LINE A DISTANCE OF 397.84 FEET; THENCE SOUTHWESTERLY MAKING AN INCLUDED ANGLE OF 170° 25' 00" A DISTANCE OF 118.58 FEET; THENCE WESTERLY MAKING AN INCLUDED ANGLE OF 99° 35' 00" A DISTANCE OF 406.52 FEET; THENCE NORTH MAKING AN INCLUDED ANGLE OF 102° 11' 00" AND ALONG A LINE 25.00 FEET EAST OF AND PARALLEL TO THE WEST LINE OF THE SAID SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 34, A DISTANCE OF 416.93 FEET TO THE POINT OF BEGINNING. LESS THE WEST 65.00 FEET THEREOF.

I HEREBY CERTIFY TO: DOWNEY PROPERTIES, 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 ABOVE GROUND ENCROACHMENTS UNLESS SHOWN THEREON. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS FOR SURVEYS, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND ADOPTED IN CHAPTER 5J-17052, FLORIDA ADMINISTRATIVE CODE. REGARDING SUBJECT PROPERTY, NO EXPRESSED NOR IMPLIED DETERMINATION OF TITLE IS BEING MADE TO SUBJECT PROPERTY HEREWITH.

DATE: 02-11-2014 FRANCISCO A. AGUIRRE, P.E., P.L.S. REGISTERED LAND SURVEYOR No. 3354 STATE OF FLORIDA

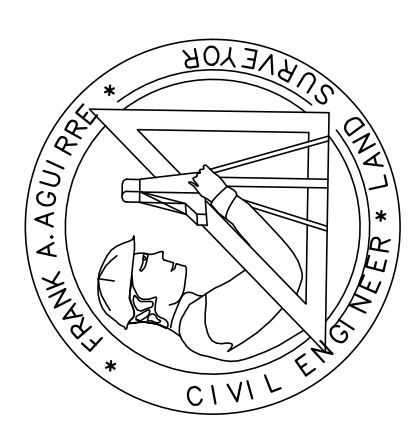
PROPERTY ADDRESS 1100 N.W. 15TH AVENUE POMPANOE BEACH, FL. 33069

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

Table with columns: DATE, REVISIONS AND UPDATES, BY. Includes entry for 2-11-14 REVISION BLDG. TIES TO PROP. LINES.

BOUNDARY SURVEY WITH LOCATION OF EXISTING STRUCTURES FOR: DOWNEY PROPERTIES, L.L.C.

FRANK A. AGUIRRE, P.E., P.L.S. CONSULTING ENGINEER - LAND SURVEYOR 11181 NAUTILUS DRIVE - HOLLYWOOD, FLORIDA PHONE (954) 740-3508 FAX: (954) 364-7747



SHEET 1 OF 1 PROJECT No. 13-1106 SCALE: 1 Inch = 40 Feet

LAST DAY OF FIELD WORK: 11-02-2013