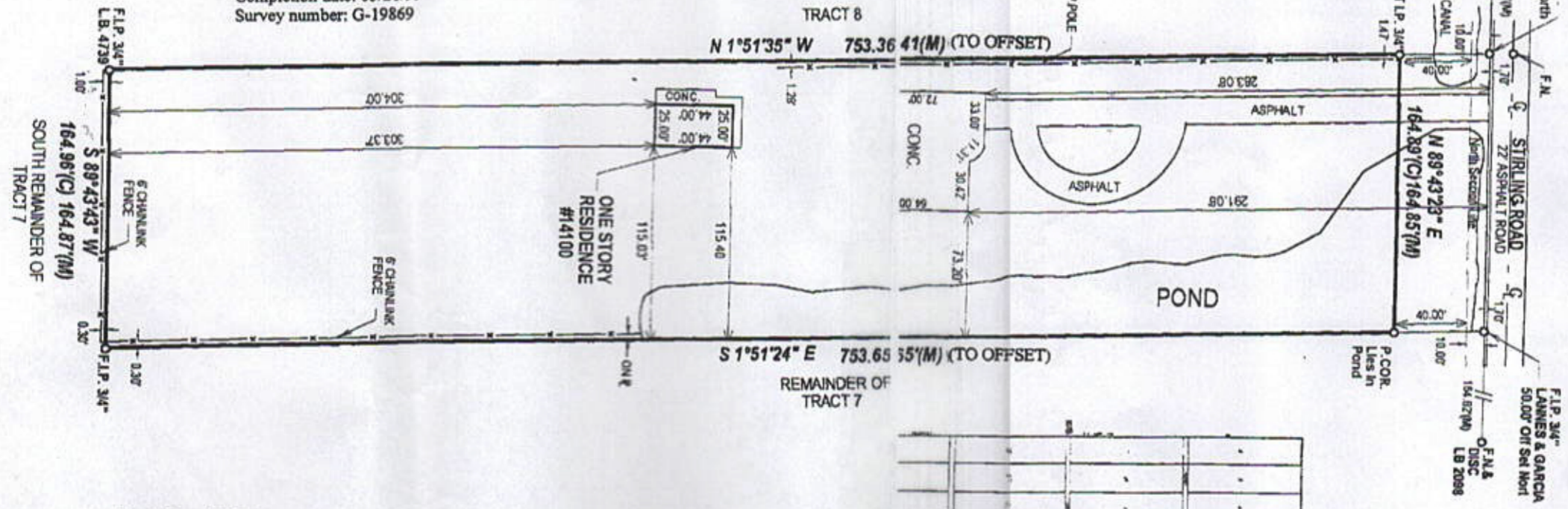
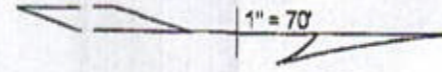


BOUNDARY SURVEY

Community number: 125093
 Panel: 0285
 Suffix: F
 Flood zone: AH
 Base flood elevation: 7.0
 F.I.R.M. date: 8/18/92
 Date of fieldwork: 05/13/99
 Completion date: 05/21/99
 Survey number: G-19869



Legal Description:

The West 1/2 of Tract 7, less the South 528 feet thereof, in Section 3, Township 51 South, Range 40 East, according to the Plat of EVERGLADES SUGAR AND LAND CO. SUBDIVISION OF SAID SECTION 3, as recorded in Plat Book 2, Page 39, of the Public Records of Miami Dade County, said lands situate, lying and being in Broward County, Florida, less the North 40 feet thereof for road right-of-way.

Certified to:

Harvey Holland; Sawgrass Title and Escrow, Inc.; Attorneys' Title Insurance Fund, Inc., its successors and/or assigns.



LOCATION MAP NOT TO SCALE

Property Address:
 14100 Stirling Road
 Fort Lauderdale, Florida 33330

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION.

SIGNED: RALPH SWERDLOFF REGISTERED LAND SURVEYOR NO. 3411 STATE OF FLORIDA
 SIGNED: CARL MICHAEL SMITH REGISTERED LAND SURVEYOR NO. 3762 STATE OF FLORIDA
 SIGNED: NOE AGUILAR REGISTERED LAND SURVEYOR NO. 5571 STATE OF FLORIDA

THIS SURVEY IS INTENDED FOR MORTGAGE OR REFINANCE PURPOSES ONLY. EXCLUSIVELY FOR THIS USE BY THOSE TO WHOM IT IS CERTIFIED. THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION, PERMITTING, DESIGN OR ANY OTHER USE WITHOUT THE WRITTEN CONSENT OF FIRST FINANCIAL SURVEYORS, INC.

LEGEND

WOOD FENCE	Δ CENTRAL ANGLE/Delta	U.E. UTILITY EASEMENT	P.C. PLAT BOOK
WIRE FENCE	D.B. DEED BOOK	F.D. FOUND PLAT	P.W. PAVEMENT
F.N. NAL	D. DESCRIPTION OR DEED	A. ASPHALT	P.S. PLAT BOOK
● PROPERTY CORNER	D.H. DRILL HOLE	O.H.L. OVERHEAD UTILITIES	P.B. POINT OF BEGINNING
○ RECORD	D/W. DRIVEWAY	P.O. POWER POLE	P.C. POINT OF COMMENCEMENT
M FIELD MEASURED	E.S.T. EASEMENT	T.V. TRANSFORMER	P.O.L. POINT ON LINE
C CALCULATED	E.L. ELEVATION	C.A.T.V. CABLE RISER	P.C. POINT OF CURVATURE
CL CLEAR	F.F. FINISHED FLOOR	W.M. WATER METER	P.R.C. POINT OF REVERSE CURVE
ENOP ENCRICHMENT	F.C.M. FOUND CONCRETE MONUMENT	TEL. TELEPHONE FACILITIES	P.T. POINT OF TANGENCY
E CENTERLINE	F.P.K. FOUND PARKER-KALON NAL	TEL. TELEPHONE FACILITIES	R. RADIUS (RADIAL)
CONCRETE	L. LENGTH	C.A. COVERED AREA	R.O.E. ROOF OVERHANG EASEMENT
PROPERTY LINE	L.A.E. LIMITED ACCESS EASEMENT	B.R. BEARING REFERENCE	S.I.R. SET IRON ROD & CAP
CONCRETE MONUMENT	M.H. MANHOLE	CH. CHORD	S.W. SIDEWALK
F.I.R. FOUND IRON ROD	N.T.S. NOT TO SCALE	RAD. RADIAL	T.B.M. TEMPORARY BENCH MARK
F.I.P. FOUND IRON PIPE	O.R. OFFICIAL RECORDS	N.R. NON RADIAL	T.S. TOP OF BANK
R/W. RIGHT OF WAY	O.R.B. OFFICIAL RECORDS BOOK	A.C. AIR CONDITIONER	T.C. THICK
NAL & DISC	P.C.P. PERMANENT CONTROL POINT	B.M. BENCH MARK	T.C. THICK
D.E. DRAINAGE EASEMENT	P.R.M. PERMANENT REFERENCE MONUMENT	C.B. CATCH BASIN	W.C. WITNESS CORNER
		C.A. CALCULATED	W.C. WITNESS CORNER
			W.C. WITNESS CORNER
			W.C. WITNESS CORNER

GENERAL NOTES:

LEGAL DESCRIPTION PROVIDED BY OTHERS
 THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT
 UNDERGROUND PORTIONS OF FOOTINGS, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED.
 WALL TIES ARE TO THE FACE OF THE WALL.
 NOT VALID UNLESS SEALED WITH THE EMBOSSED SURVEYORS SEAL.
 ONLY VISIBLE ENCUMBRANCES LOCATED.
 NO IDENTIFICATION FOUND ON PROPERTY CORNERS UNLESS NOTED.
 DIMENSIONS SHOWN ARE PLAT AND MEASURED UNLESS OTHERWISE SHOWN.
 FENCE OWNERSHIP NOT DETERMINED.
 ELEVATIONS IF SHOWN ARE BASED UPON N.G.V.D. UNLESS OTHERWISE NOTED.
 BEARINGS REFERENCED TO LINE NOTED AS B.P.

First Financial Surveyors, Inc.
 AND AFFILIATED COMPANIES
 L.B. 6387

7700 North Kendall Drive
 Suite 409
 Miami, Florida 33156
 (305) 271-3660
 Fax (305) 271-8488

385 Aulin Avenue
 Suite 3
 Orlinda, Florida 32765
 (407) 977-7010
 Fax (407) 977-7020

1187 Vulture Boulevard
 Nashville, Tennessee 37217
 (615) 366-8452
 FAX (615) 366-8477

Nationwide: 1-800-227-2868 Fax: 1-800-227-2860